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PROJECT DEVELOPER
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LEGAL DESCRIPTION
TOPOGRAPHICAL PLAN OF SURVEY
 PART 1 Plan of
 PART OF LOTS 1, 2, 3 AND 4
 REGISTERED PLAN 17
 CITY OF OTTAWA
 Surveyed by Annis, O'Sullivan, Vollebakk Ltd.

URBAN PLANNER
Fotenn Consultants Inc.
 396 Cooper Street, Suite 300
 Ottawa, ON Canada, K2P 2H7
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 E-Mail: nahal@fotenn.com
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 Landscape Architects
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 Email: ml@jbla.ca

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 Email: john.kingsley@chgtransportation.com

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Gradient Wind Engineering
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SURVEYOR
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 Ontario Land Surveyors
 14 Concourse Gate, Suite 500,
 Nepean, Ontario K2E 7S6
 Tel: (613) 727-0850
 Fax: (613) 727-1079
 E-Mail: Andys@aovltd.com

PROJECT INFORMATION

Zoning By-law 2008-250 Consolidation AM3(2705) S438	SITE AREA	0.264 ha.	2,643.97 sq. m. (28,459 sq. ft.)
ZONING	REQUIRED	PROVIDED	
BUILDING HEIGHT	16 STOREYS / 52.4m	18 STOREYS / 56.0m	
ALLOWABLE PROJECTION - AMENITY LEVEL	0.0m	6.0m	
GRADE (GEODETIC ELEVATION - ASL)	72.40m ASL	72.40m ASL	
DENSITY - MAXIMUM FLOOR SPACE INDEX	4.25	5.1	
FRONT YARD SETBACK - AS PER SCHEDULE S438	9.0m	9.3m	
CORNER YARD SETBACK (Saint Joseph / Duford Avenue)	3.5m / 0.0m	3.5m / 0.3m	
INTERIOR SIDE YARD SETBACK	0.0m	0.3m	
AMENITY AREA - TOTAL PER UNIT - 6.0m ²	1,212m ²	1,635m ²	
AMENITY AREA - 50% COMMUNAL PER UNIT - 3.0m ²	606m ²	785m ²	
RESIDENTIAL PARKING (AREA 2' - MIN. 0 / MAX. 1.75 PER UNIT)	MIN. 0 / MAX. 354	141	
VISITOR PARKING - 0.1 PER UNIT AFTER 12 UNITS	19	19	
COMMERCIAL PARKING (AREA 2')	NOT REQUIRED	205	
BICYCLE PARKING - RESIDENTIAL - 0.5 PER UNIT	101	8	
BICYCLE PARKING - COMMERCIAL - 1 PER 250m ² GFA	2	8	
ASILE & DRIVEWAY MINIMUM / MAXIMUM WIDTH	6.0m / 6.7m	6.0m / 6.7m	
ST. JOSEPH BOULEVARD FRONTAGE MINIMUM GROUND FLOOR GLAZING	50%	± 65%	

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NOTATION SYMBOLS:

- Ⓢ INDICATES DRAWING NOTES, LISTED ON EACH SHEET.
- Ⓜ INDICATES ASSEMBLY TYPE: REFER TO TYPICAL ASSEMBLY SCHEDULE.
- Ⓜ INDICATES WINDOW TYPE: REFER TO WINDOW ELEVATIONS AND DETAILS ON AS50 SERIES.
- Ⓜ INDICATES DOOR TYPE: REFER TO DOOR SCHEDULES AND DETAILS ON AS50 SERIES.
- Ⓜ - DETAIL NUMBER
- Ⓜ - TITLE
- Ⓜ - SCALE
- Ⓜ - DETAIL REFERENCE PAGE
- Ⓜ - DETAIL CROSS REFERENCE PAGE

PROJECT STATISTICS

GROSS BUILDING (CITY OF OTTAWA'S DEFINITION)	
PARKING LEVELS (3 TYPICAL)	N/A
GROUND FLOOR	259.8 sq. m. (2,798 sq. ft.)
1st FLOOR	452.4 sq. m. (4,870 sq. ft.)
2nd FLOOR	1,042.5 sq. m. (11,221 sq. ft.)
3rd & 4th FLOOR	2,085.9 sq. m. (22,442 sq. ft.)
5th to 17th FLOOR	8,960.2 sq. m. (96,447 sq. ft.)
18th FLOOR	517.5 sq. m. (5,541 sq. ft.)
MECHANICAL LEVEL	N/A
TOTAL AREA	13,261.4 sq. m. (142,745 sq. ft.)

UNIT STATISTICS

STUDIO UNIT	4
1 BEDROOM UNIT	48
1 BEDROOM + DEN UNIT	39
2 BEDROOM UNIT	103
2 BEDROOM + DEN UNIT	8
3 BEDROOM UNIT	4
TOTAL	206
COMMERCIAL RETAIL	190.0 sq. m. (2,050 sq. ft.)

CAR PARKING

REQUIRED BY ZONING BY-LAW	
RESIDENCE - AREA 2' NONE REQUIRED	0
VISITOR - 0.1 PER DWELLING UNIT (AFTER 12 UNITS)	20
COMMERCIAL RETAIL - AREA 2' NONE REQUIRED	0
TOTAL	20

PROVIDED

RESIDENCE - 0.6 PER UNIT	125
VISITOR - 0.1 PER UNIT (AFTER 12)	20
TOTAL	145

LOCATION

P3 LEVEL UNDER GROUND PARKING	46
P2 LEVEL UNDER GROUND PARKING	44
P1 LEVEL UNDER GROUND PARKING	39
GROUND FLOOR PARKING	16
TOTAL	145

BICYCLE PARKING

REQUIRED	
RESIDENCE - 0.5 PER UNIT (206 UNITS)	103
COMMERCIAL RETAIL - 1.0 PER 250m ² OF G.F.A.	2
TOTAL	105

PROVIDED

EXTERIOR	8
INDOOR ON L1 FLOOR	205
TOTAL	213

LOT COVERAGE

PAVED SURFACE =	43.7 sq. m.	1.6%
BUILDING FOOTPRINT =	1,618.9 sq. m.	61.2%
LANDSCAPE OPEN SPACE =	981.4 sq. m.	37.2%
TOTAL =	2,643.97 sq. m.	100.0%

AMENITY SPACE

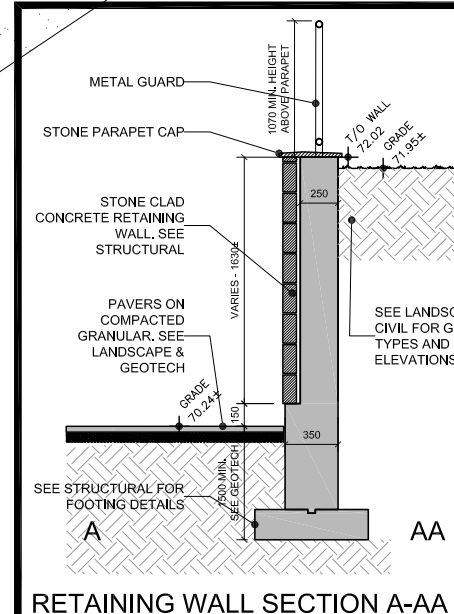
AT GRADE COMMUNAL =	150.0 sq. m.
GROUND FLOOR AMENITY ROOM COMMUNAL =	50.0 sq. m.
1st FLOOR AMENITY ROOM COMMUNAL =	380.0 sq. m.
1st FLOOR TERRACE COMMUNAL =	85.0 sq. m.
PRIVATE TERRACE =	300.0 sq. m.
PRIVATE BALCONIES =	550.0 sq. m.
ROOF TOP COMMUNAL =	100.0 sq. m.
TOTAL =	1,595.0 sq. m.
TOTAL COMMUNAL =	745.0 sq. m.
REQUIRED - 6.0M² PER UNIT (206) =	1,236.0 sq. m.
REQUIRED COMMUNAL @ 50% =	618.0 sq. m.

SOLID WASTE (206 UNITS)

GARBAGE	-0.11 PER UNIT	23 YARDS
RECYCLING GMP	-0.018 PER UNIT	4 YARDS
RECYCLING FIBER	-0.038 PER UNIT	8 YARDS
COMPOST	-240L PER 50 UNITS	4

- DRAWING NOTES**
- PROPERTY LINE
 - PROPOSED ROAD WIDENING
 - HARD SURFACE PAVING, SEE LANDSCAPE PLAN
 - CONTINUOUS DEPRESSED SIDEWALK THROUGH DRIVE
 - CONCRETE SIDEWALK TO BE REPLACED WITH NEW BARRIER CURB / SIDEWALK
 - SOFT LANDSCAPING, SEE LANDSCAPE PLAN
 - 6.0m WIDE GARAGE ENTRY RAMP WITH TRENCH DRAIN
 - OUTLINE OF BELOW GRADE PARKING GARAGE
 - OUTLINE OF UPPER FLOORS
 - AMENITY / PRIVATE TERRACE
 - RETAINING WALL WITH GUARD RAIL AS REQUIRED
 - EXISTING FIRE HYDRANT
 - AT GRADE VENTILATION GRILL (INTAKE / EXHAUST)
 - SIAMENSE CONNECTION
 - EXISTING CITY SIDEWALK
 - PRIVACY SCREEN
 - PROPOSED SERVICES
 - GAS EQUIPMENT LOCATION
 - EXISTING STREET LIGHT / TRAFFIC POLE
 - BICYCLE PARKING SPACE WITH RACK
 - SERVICE ENTRANCE - MOVE IN/OUT
 - 150mm WIDE BARRIER CURB
 - RE-INSTATE EXISTING BOARD FENCE
 - 150mm WIDE BARRIER CURB
 - PROPOSED TREES, SEE LANDSCAPE FOR DETAILS
 - EXISTING TREE TO REMAIN, PROTECT AS REQUIRED
 - WATER ENTRY IN P1 PARKING GARAGE
 - HYDRO POLE WITH OH WIRES
 - CISTERN AT GROUND FLOOR
 - POSSIBLE COMMERCIAL PATIO
 - EXISTING TREE TO BE REMOVED
 - LINE OF MAIN ELECTRICAL ROOM BELOW
 - SIDE-WALL VENTILATION GRILL (INTAKE / EXHAUST)
 - LINE OF L1 PODIUM TERRACE ABOVE
 - TRENCH DRAIN, SEE CIVIL & MECHANICAL
 - ACCESS HATCHES FOR CISTERN @ L1 LEVEL
 - 150mm H. CURB FOR TREE PLANTER, SEE LANDSCAPE
 - AREA OF TEMPORARY LOADING FOR DELIVERIES (3.5m X 9.0m)
 - CATCH BASIN / MANHOLE - SEE CIVIL
 - RE-ROUTED EXISTING SERVICES - SEE CIVIL
 - TRANSFORMER & EMERGENCY GENERATOR CW SOUND ENCLOSURE AND 1.8m H. CHAIN LINK ENCLOSURE W/ GATE, PROVIDE CONCRETE PAD FOR ENCLOSURE, SEE CIVIL & ELECTRICAL FOR ADDITIONAL DETAILS
 - LINE OF STORAGE CHAMBER BELOW, SEE CIVIL DRAWINGS FOR DETAILS
 - EXISTING COMMUNICATIONS LINE (BELL - TBC) TO BE RELOCATED
 - GROUND FLOOR COLUMN
 - 1200mm H. PRIVACY WALL
 - LINE OF U/G HYDRO DUCT BANK, SEE ELECTRICAL
 - EXISTING GUY-WIRE TO BE RETAINED AND CONNECTED TO EXISTING HYDRO POLE

- SITE PLAN SYMBOLS**
- CONCRETE SIDEWALK / WALK
 - NEW BOULEVARD PAVERS ON CITY / PRIVATE PROPERTY
 - CONCRETE / ASPHALT DRIVING SURFACE
 - UNIT PAVERS AT PRIVATE TERRACE
 - SOFT LANDSCAPING
 - AREA OF HYDRO VAULT BELOW
 - AREA OF CISTERN @ L1
 - AREA OF TEMP. LOADING FOR DELIVERIES
 - PROPOSED ROAD WIDENING
 - PROPOSED HYDRO DUCT BANK LINES
 - BIKE RACK
 - ENTRANCE / EXIT DOOR
 - FIRE HYDRANT
 - EXISTING TREES
 - SIAMENSE CONNECTION
 - SITE LIGHTING
 - SIDWALK - SEE CIVIL & LANDSCAPE
- NOTE:** SEE LANDSCAPE FOR ALL SURFACE MATERIAL AND PATTERN



Ontario Association of Architects
 REGISTERED ARCHITECT
 R. V. ARCHITECTURE
 56 beech street, ottawa, ontario K1S 3J6
 Tel: 613.724.9932 Fax: 613.724.1209 rla@architecture.ca

St. Joseph Inc.
MASTERCRAFT STARWOOD
 Investment Builders Since 1951
THEBERGE HOMES

rla / architecture
 roderick lahey architect inc.
 PROJECT TITLE:
3030 St. JOSEPH BOULIVARD

OTTAWA ONTARIO

SHEET TITLE:
SITE PLAN

DRAWN:	R.V.	CHECKED:	R.V.
SCALE:	1:125	SHEET No.:	SP-1
PROJECT No.:	2222		


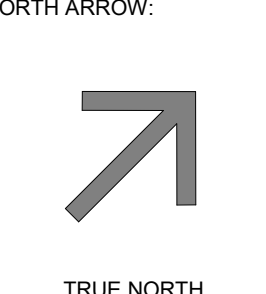


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No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

No.	DESCRIPTION	YYYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
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PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
CONTEXT PLAN

DRAWN: S.S.	CHECKED: R.V.
SCALE: 1 : 550	SHEET No: 1
PROJECT No: 2222	Plan No.: # 19036

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PROJECT TITLE:
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OTTAWA, ON. K1E 1E2

SHEET TITLE:
SITE PLAN

DRAWN: Author	CHECKED: Checker
SCALE: 1 : 150	SHEET No: 2
PROJECT No: 2222	Plan No.: # 19036

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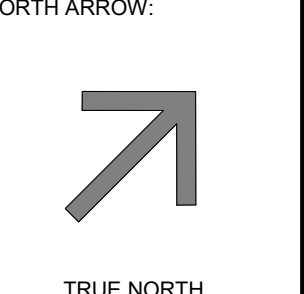
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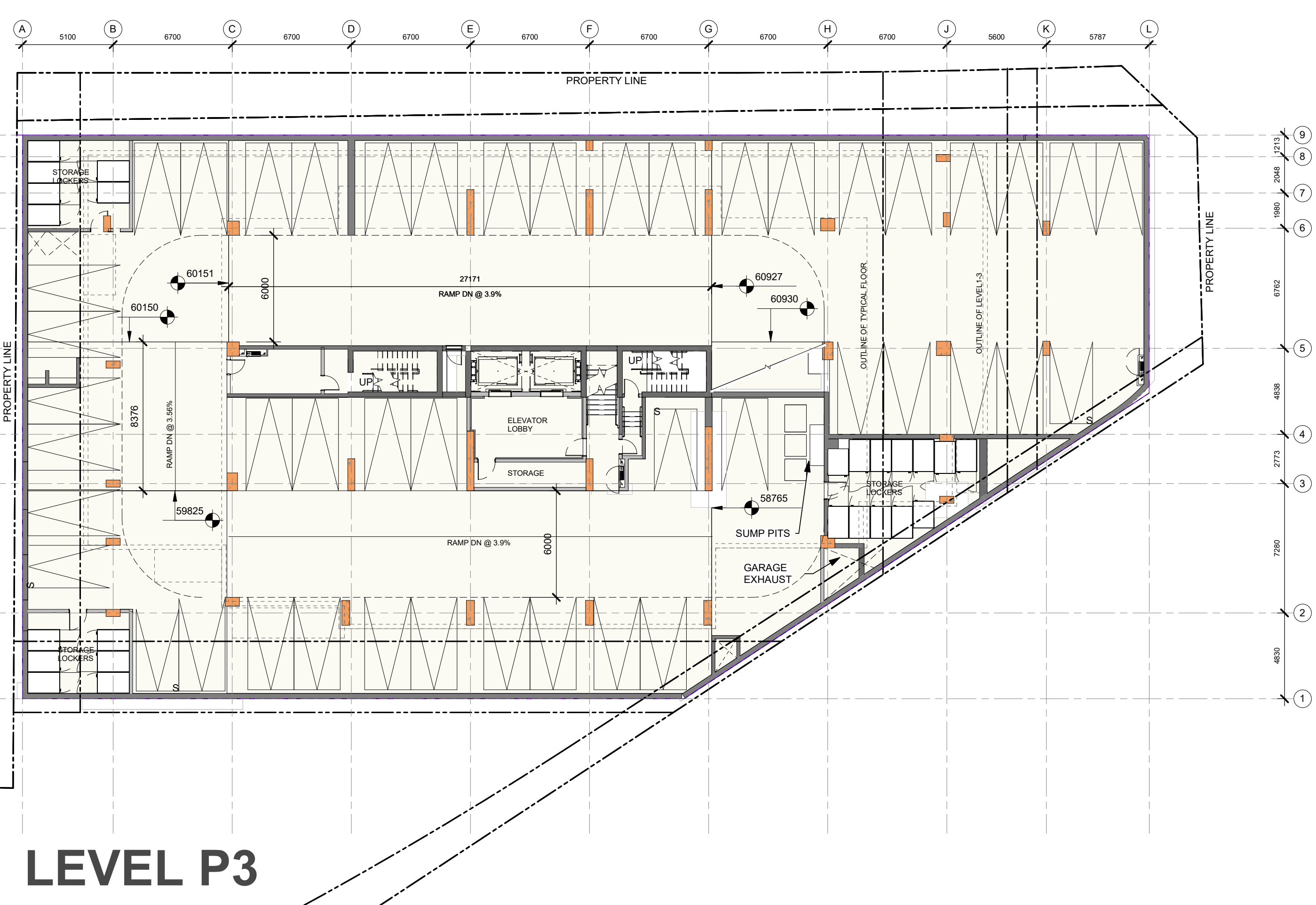
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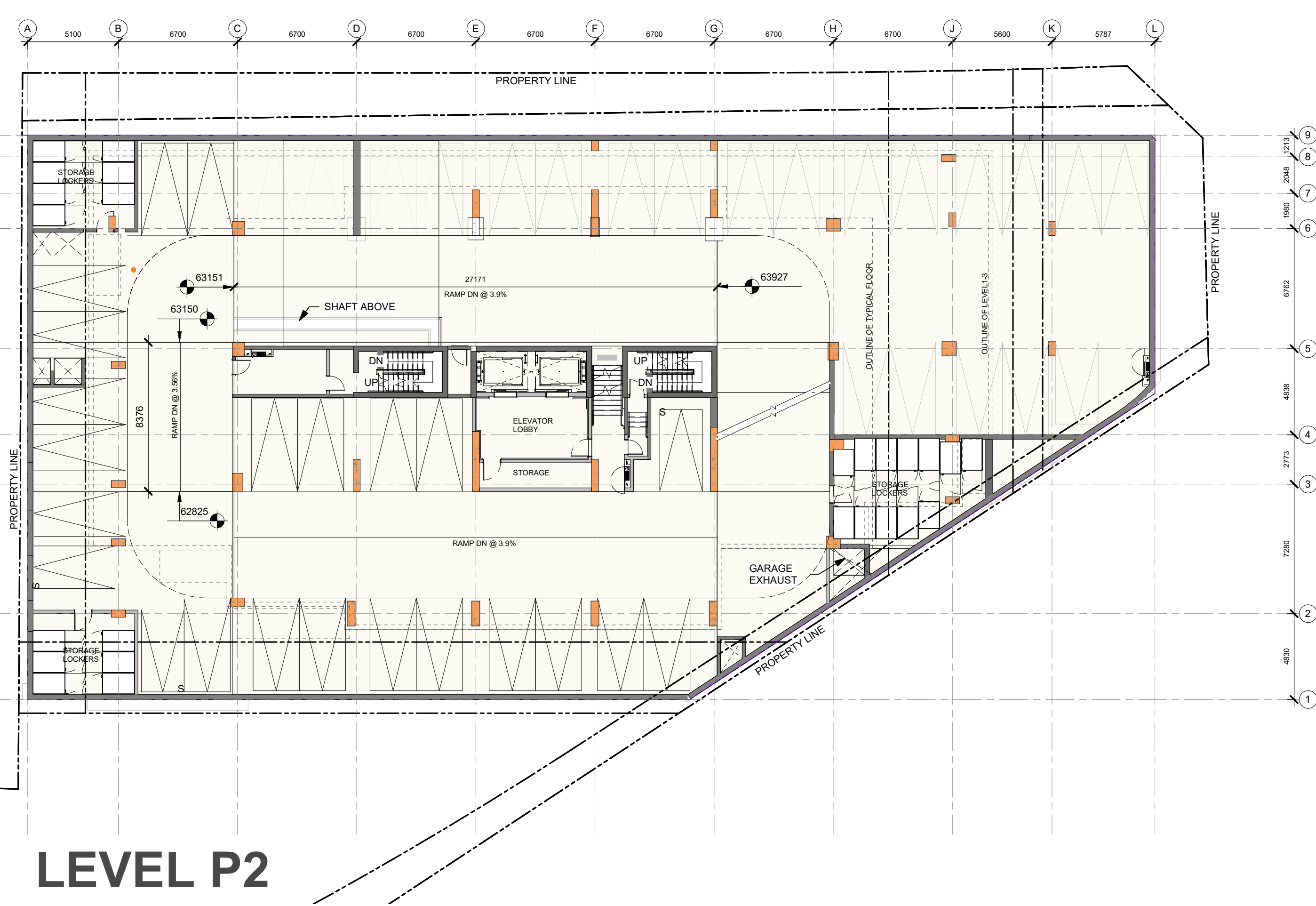
SHEET TITLE:
FLOOR PLANS

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SCALE: 1 : 200	SHEET No.:
PROJECT No: 2222	3

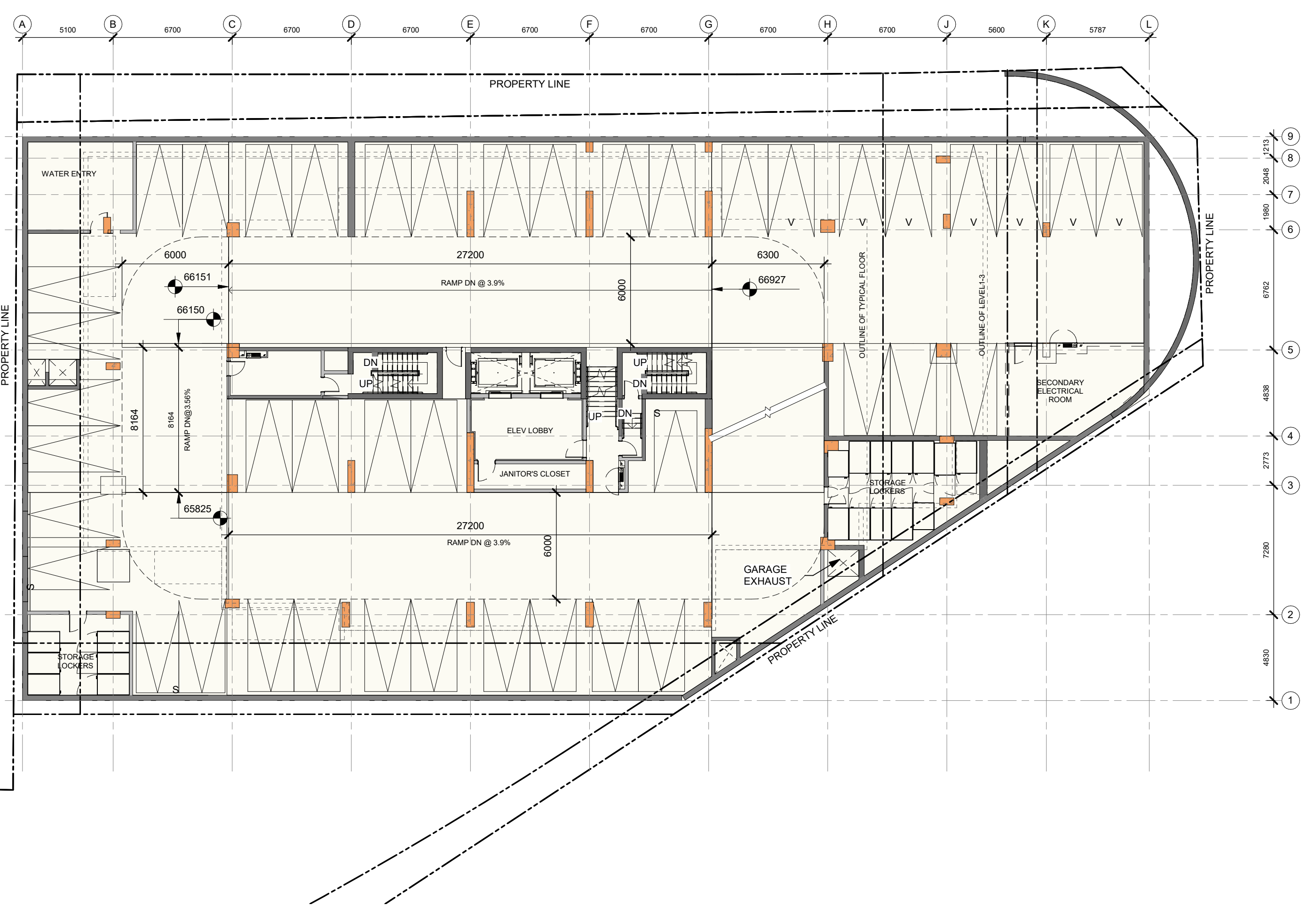
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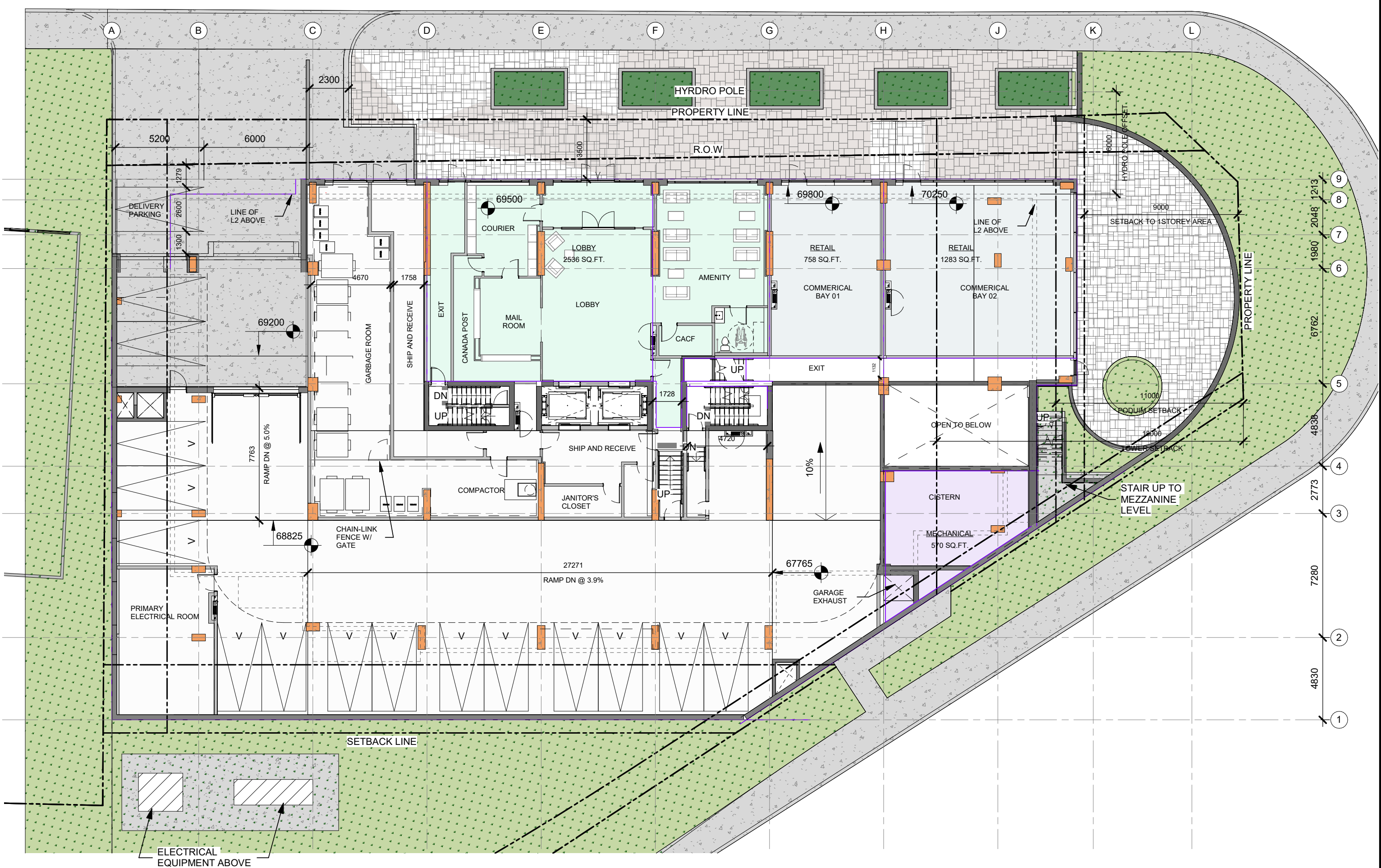
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LEVEL P2



LEVEL P1

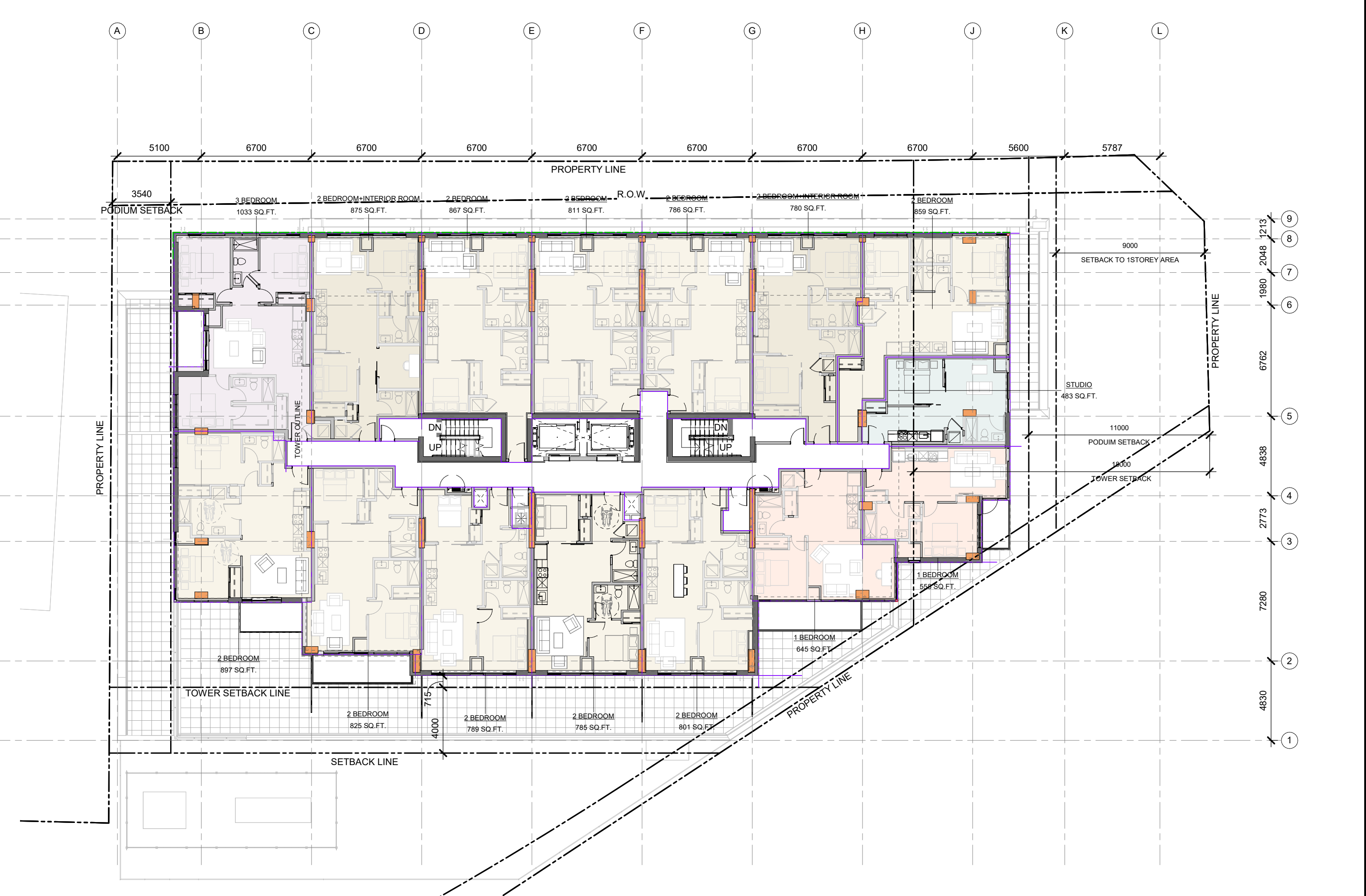
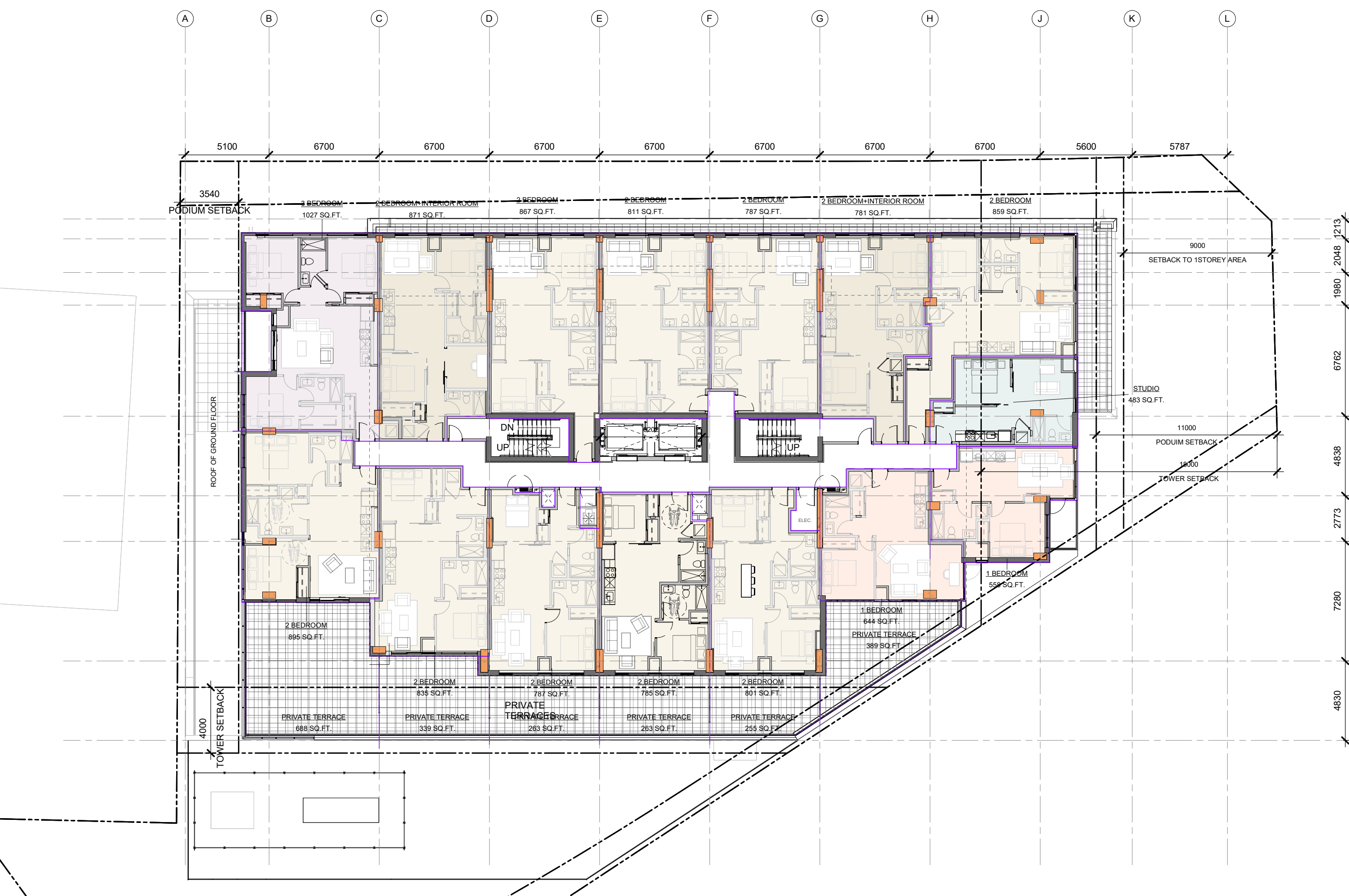
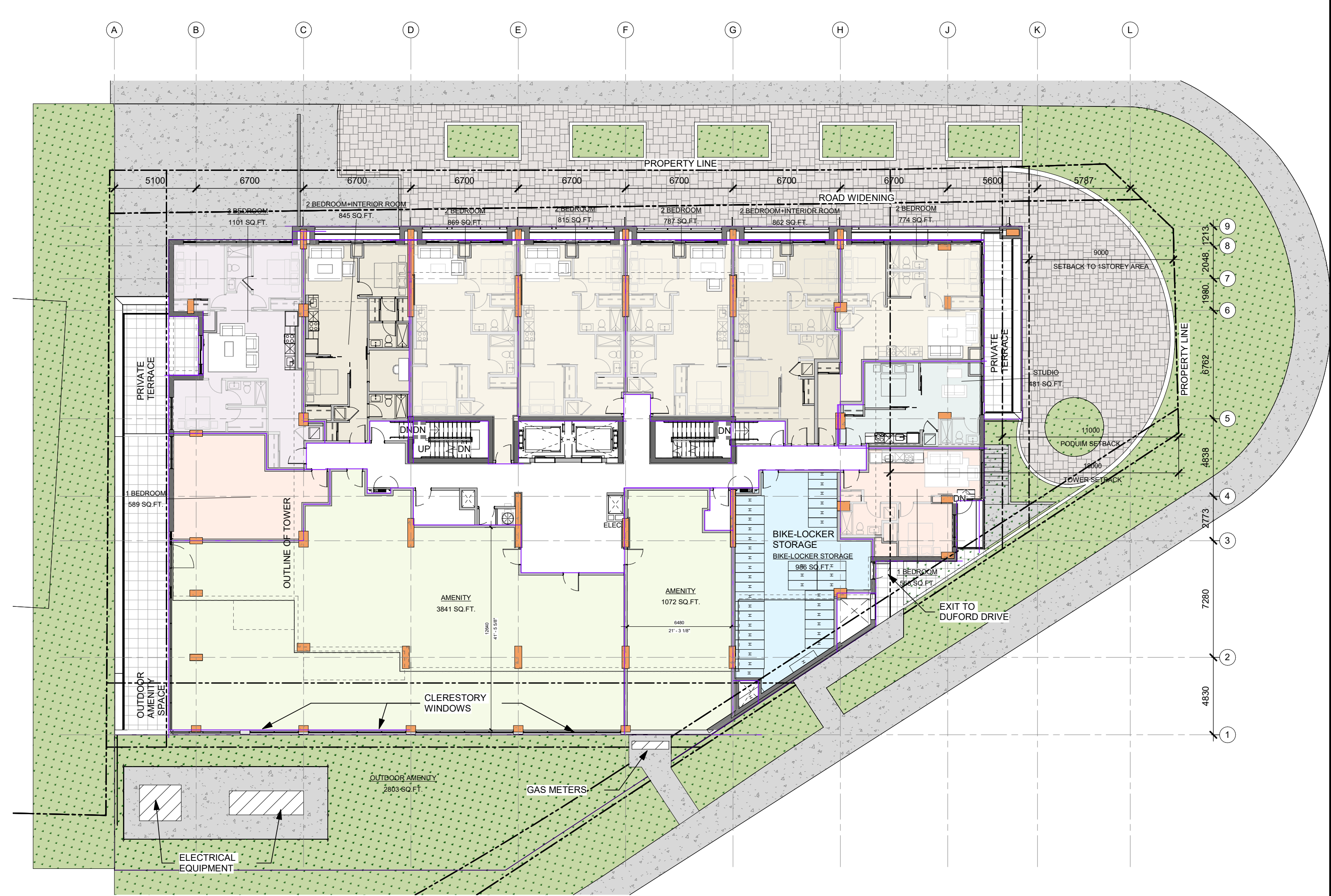
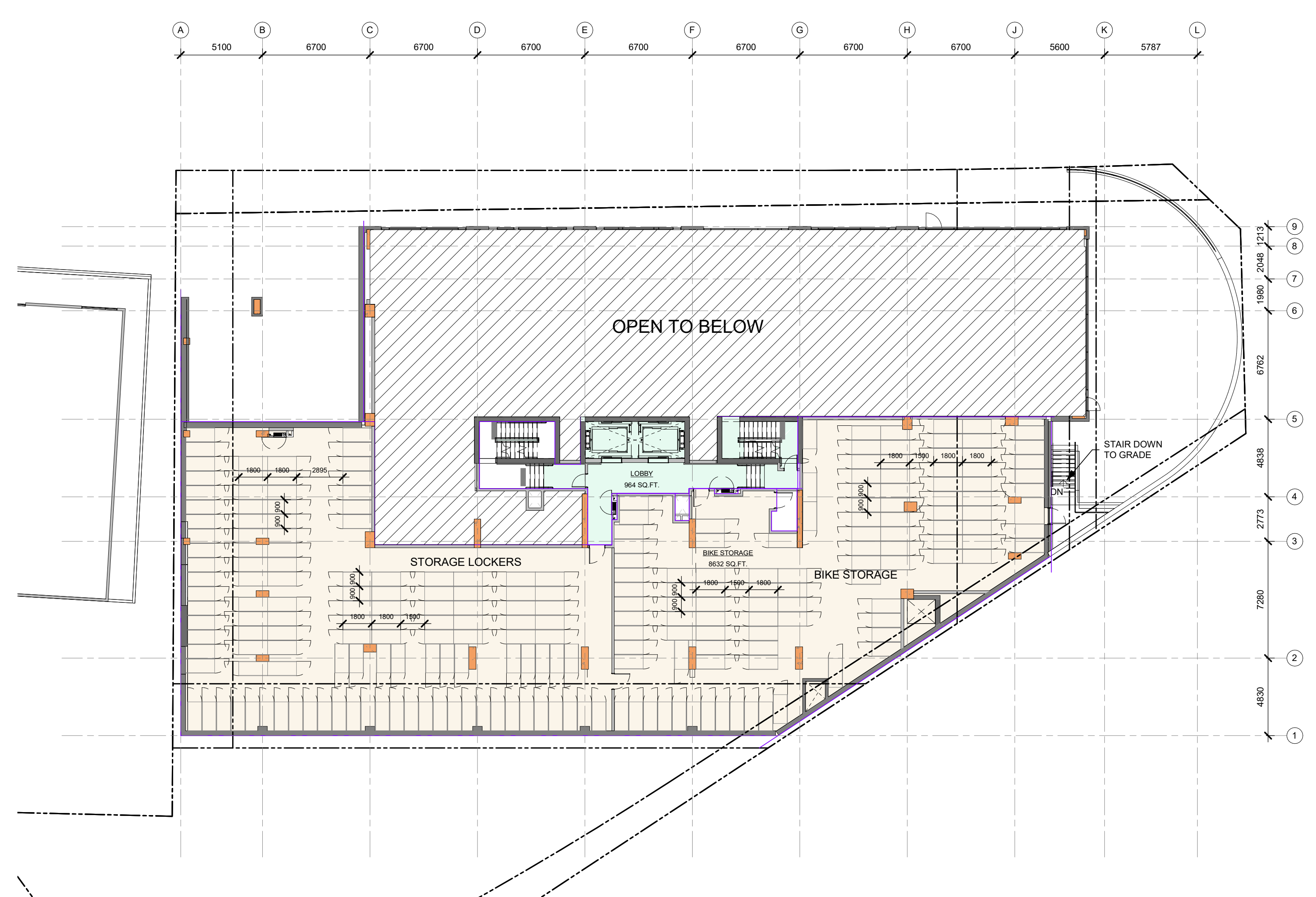


GROUND FLOOR


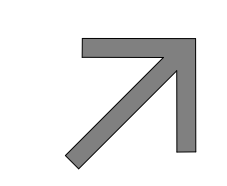
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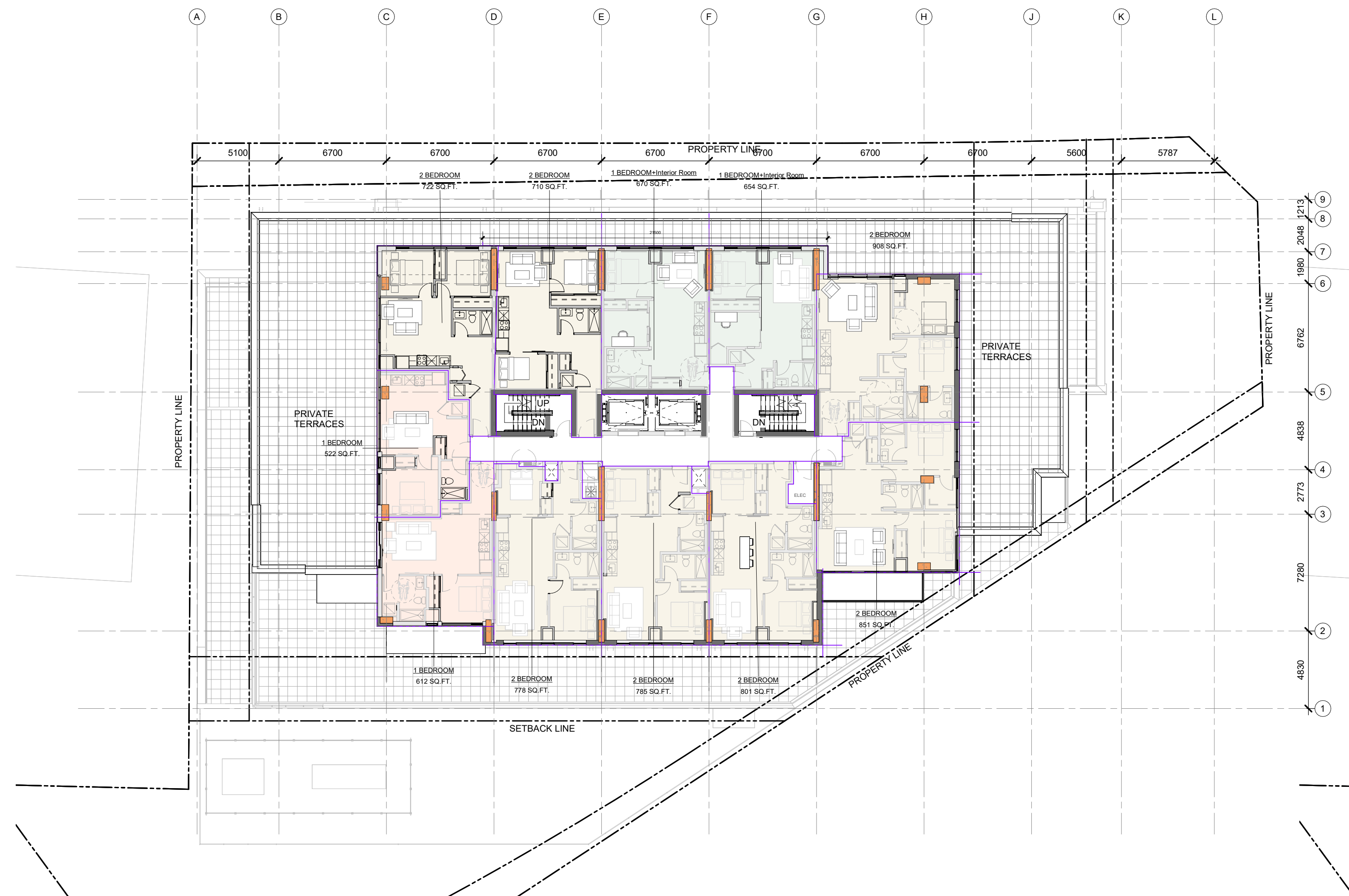
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2222	Plan No. : # 19036

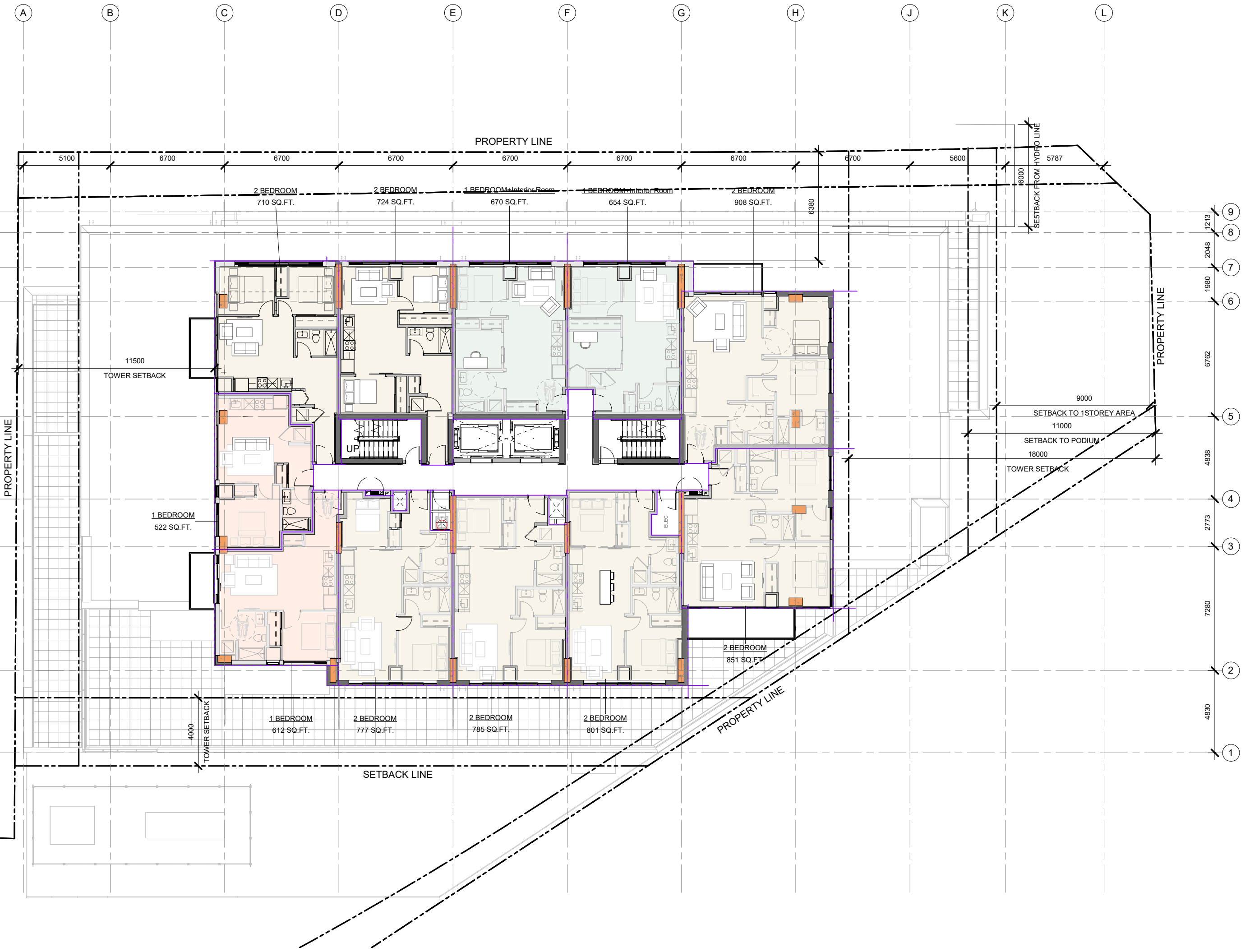
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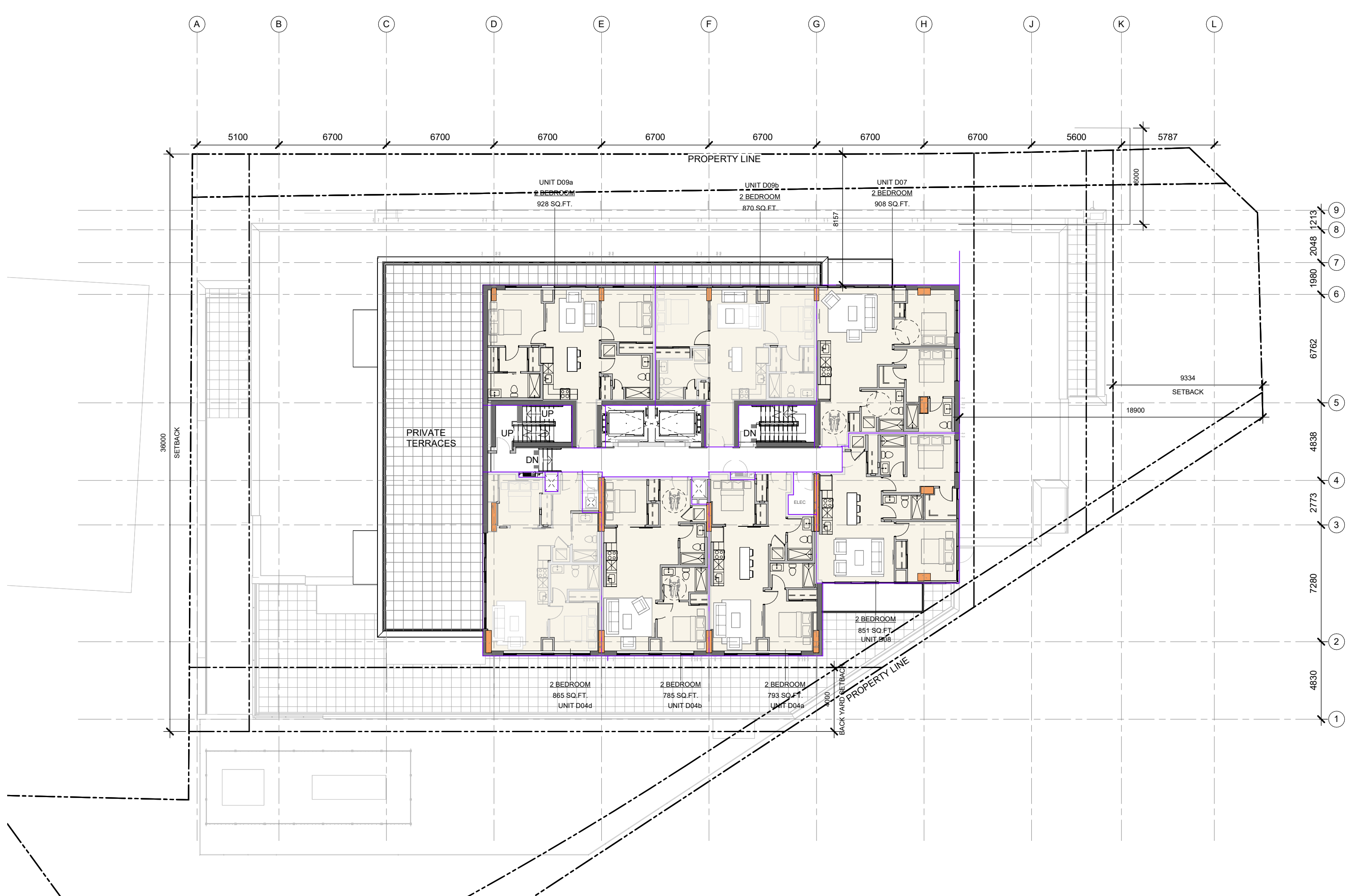
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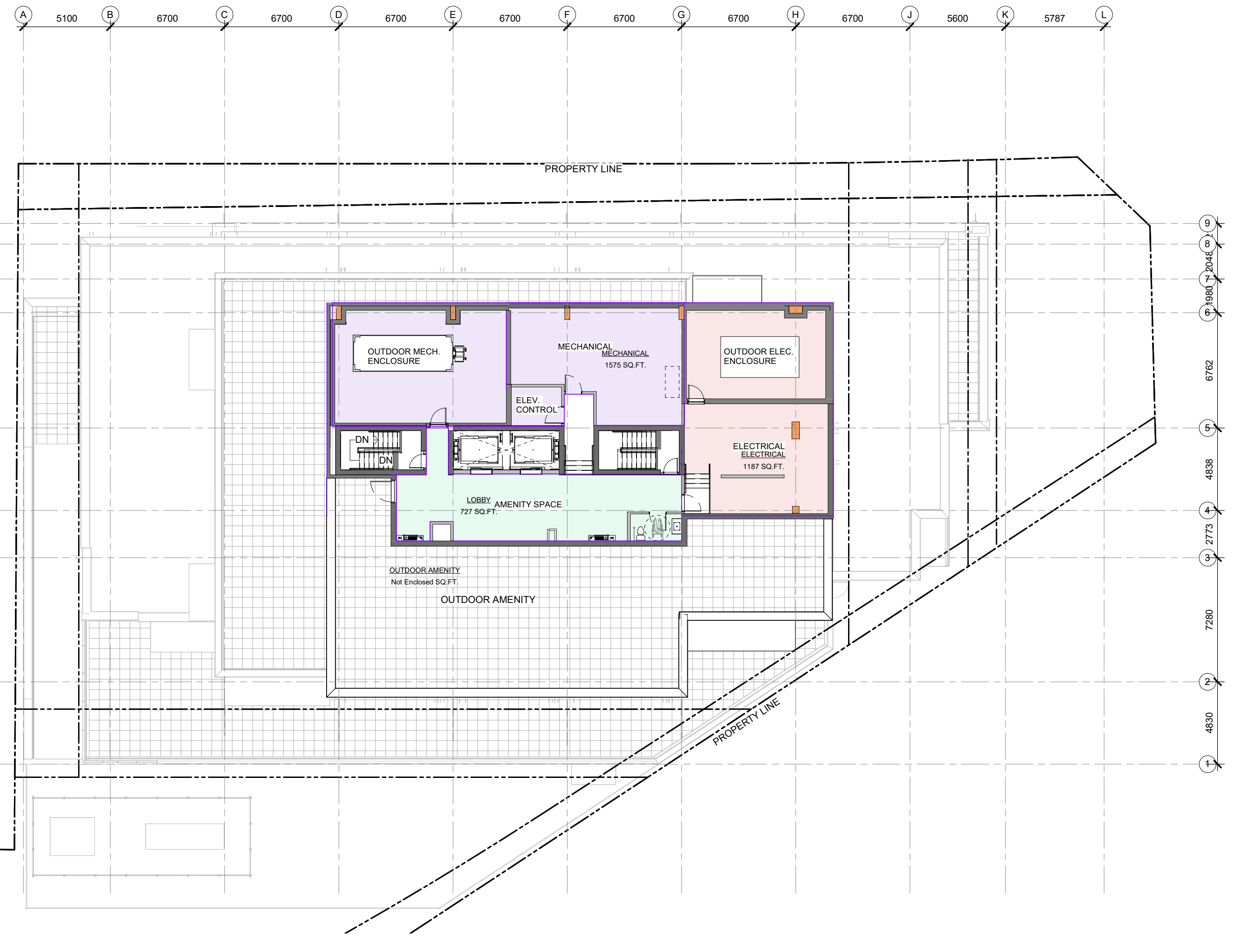
LEVEL 5



LEVEL 6-17




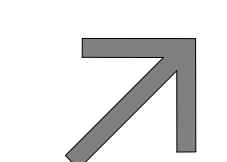
LEVEL 18



MECHANICAL FLOOR

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 RODERICK-LAHEY
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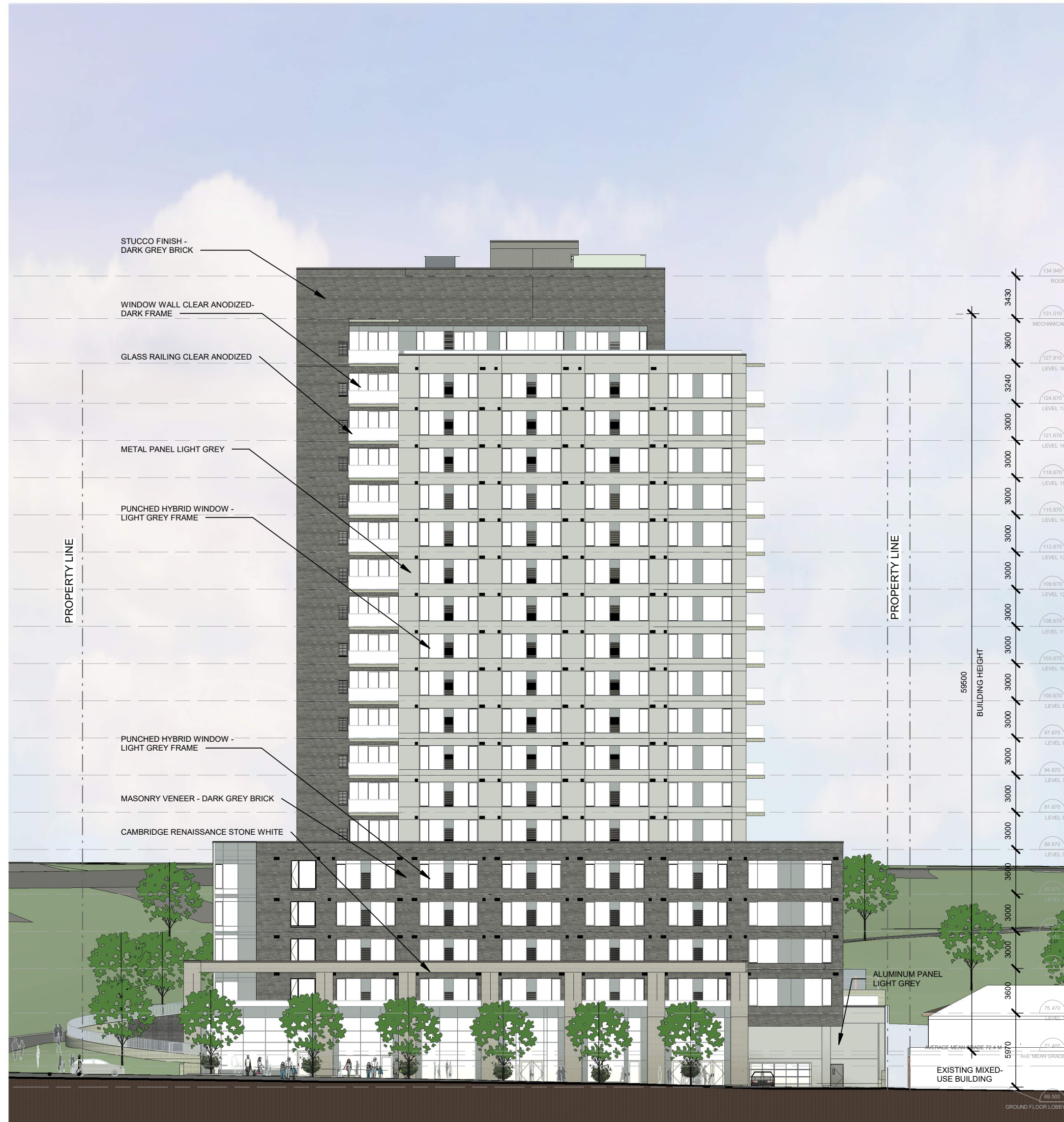
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NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION



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PROJECT TITLE:

3030 ST. JOSEPH BLVD.

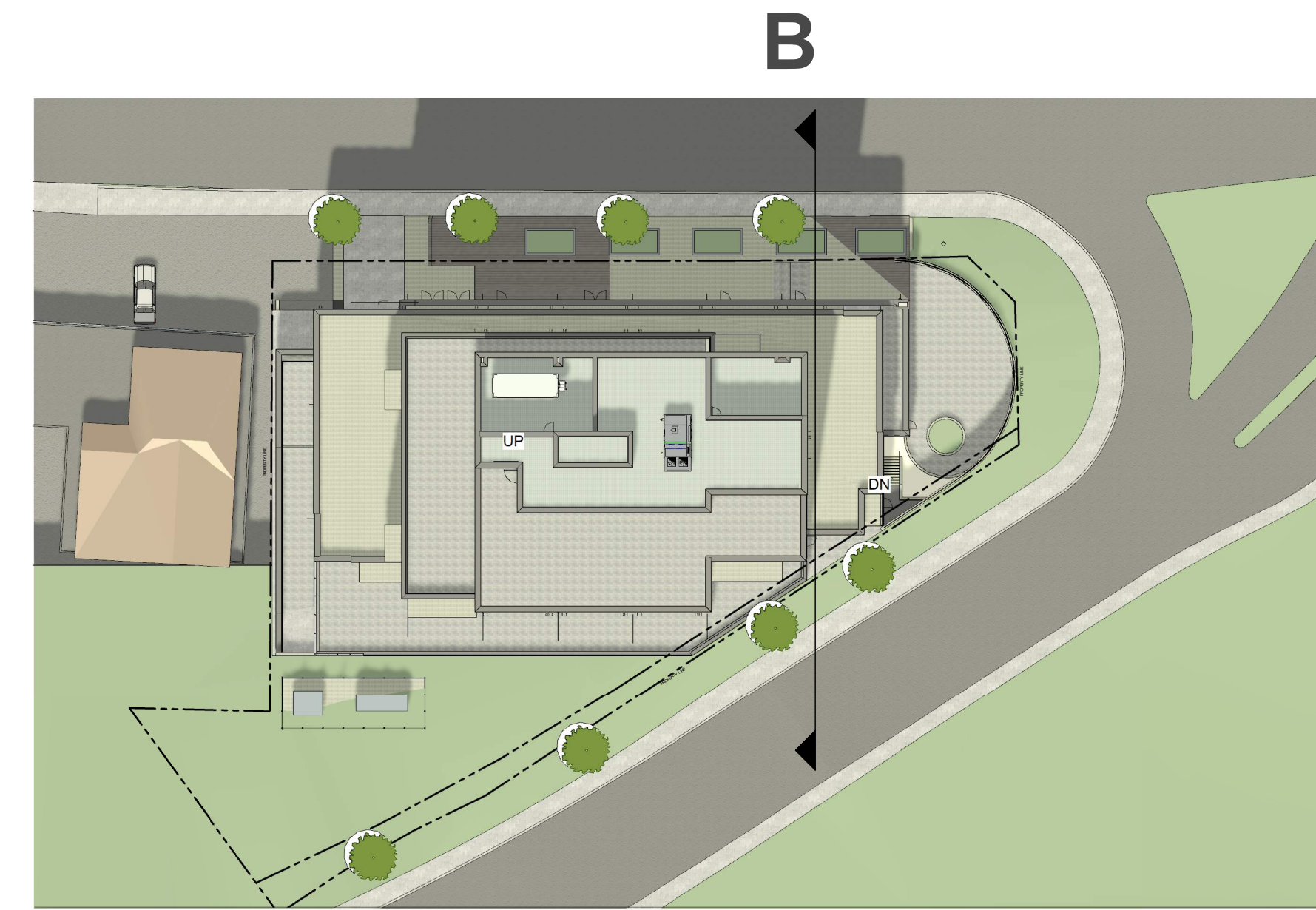
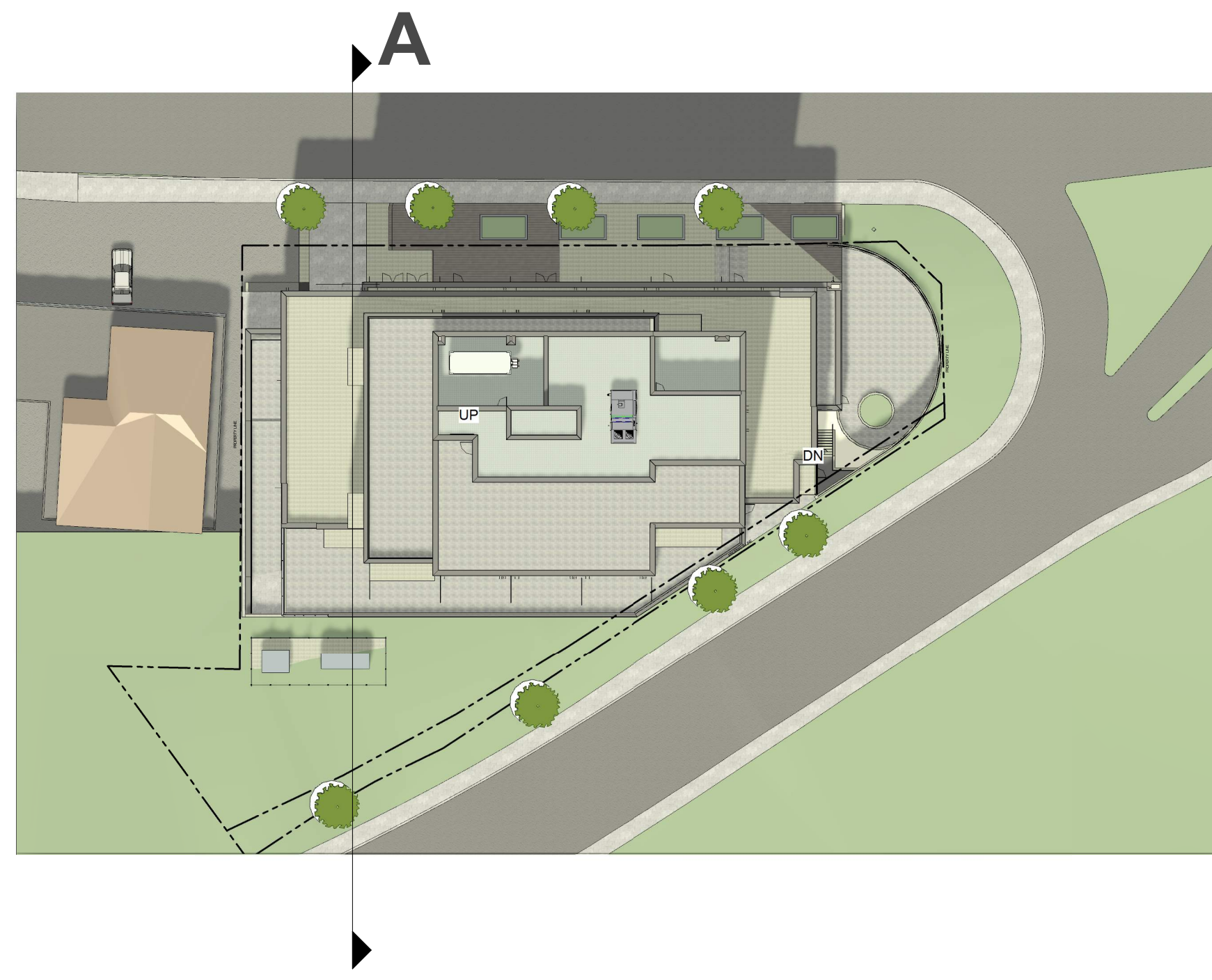
OTTAWA, ON. K1E 1E2

SHEET TITLE:

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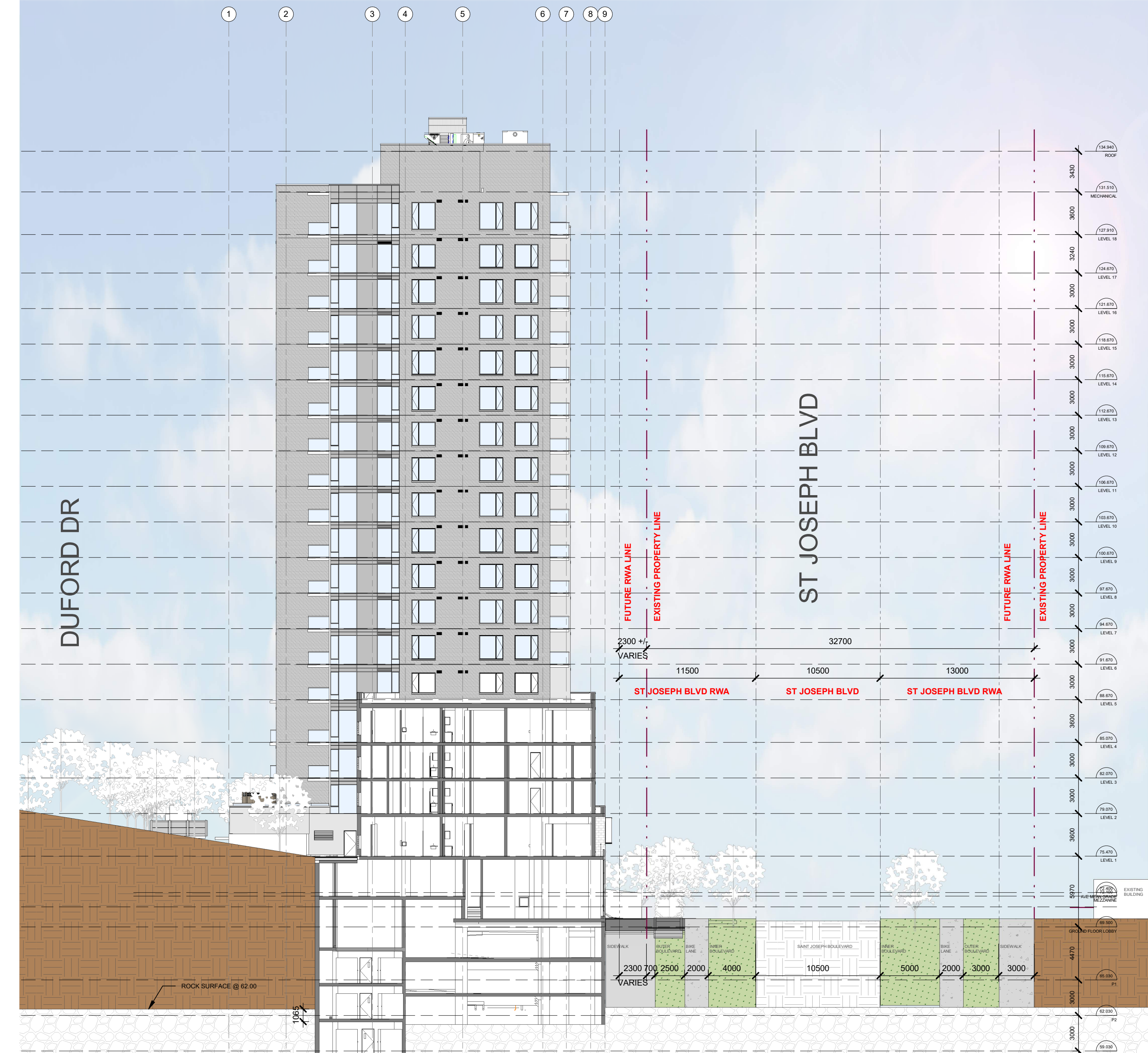
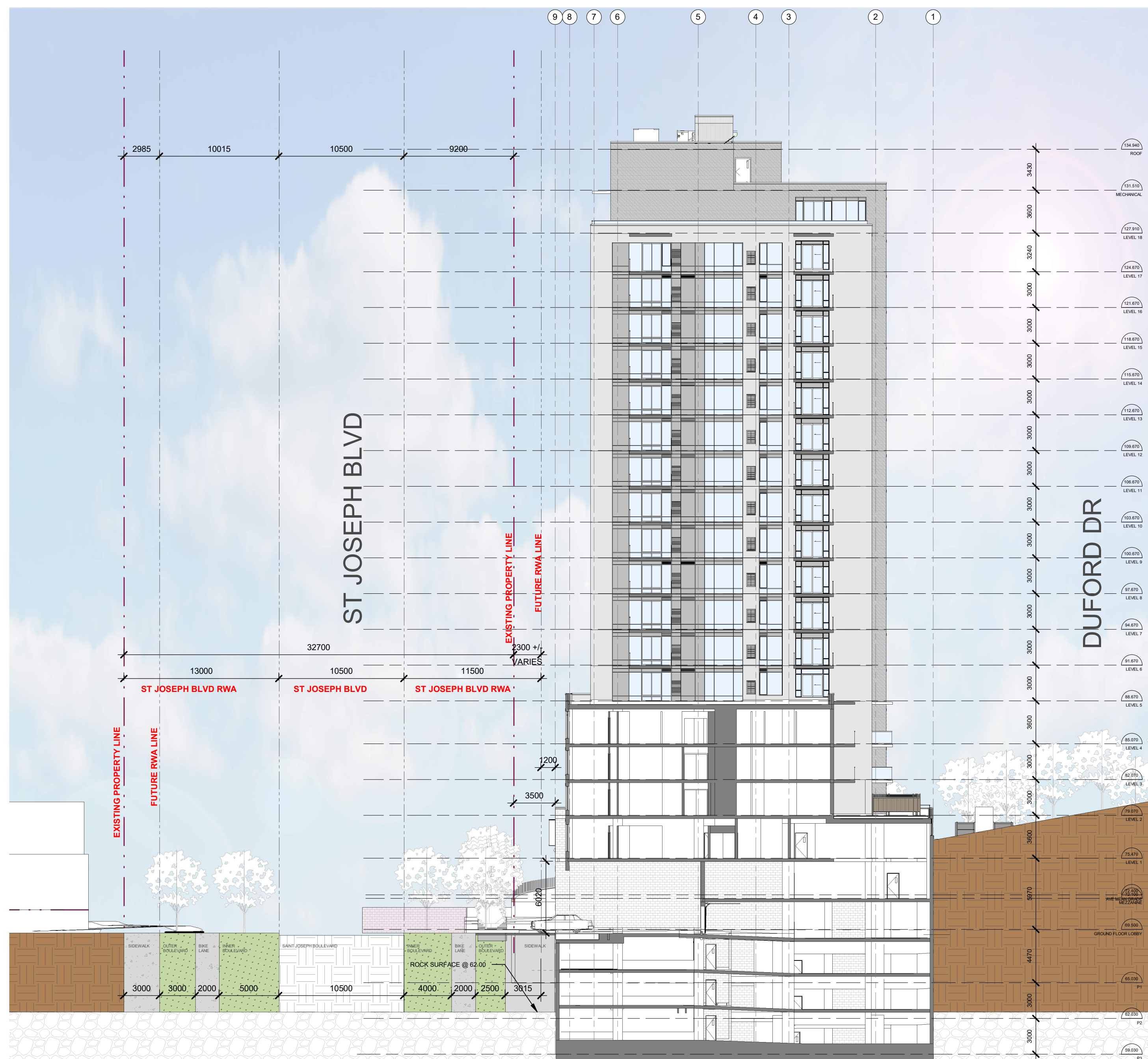
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SCALE: 1 : 300	SHEET No: 6
PROJECT No: 2222	Plan No.: # 19036

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PLOT DATE: 24/03/2024 4:47:56 PM



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No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

ARCHITECT SEAL: [Signature]

NORTH ARROW: [North Arrow]

CLIENT: **MASTERCRAFT STARWOOD**
Investment Builders Since 1951

ARCHITECT: **rla/architecture**
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SECTIONS

DRAWN: Author	CHECKED: Checker
SCALE: As indicated	SHEET No.: 7
PROJECT No.: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (Breed) (707.00 x 1000.00mm)
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VIEW LOOKING SOUTH WEST FROM ACROSS ST. JOSEPH



VIEW LOOKING SOUTH EAST FROM ACROSS ST. JOSEPH


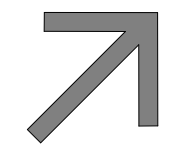


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No.	DESCRIPTION	DATE
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4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

ARCHITECT SEAL:  NORTH ARROW:  TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
 Investment Builders Since 1951


ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEWS

DRAWN: Author CHECKED: Checker

SCALE: SHEET No:

PROJECT No: 2222 SHEET No: **8**
 Plan No.: # 19036

PAPER SIZE: ISO Full Based 61 (707.00 x 1000.00mm) PLOT DATE: 3/14/2024 4:55:07 PM



VIEW LOOKING SOUTH FROM ACROSS ST. JOSEPH



ENLARGED VIEW LOOKING WEST AT PODIUM




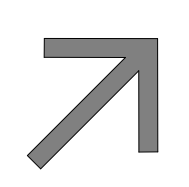
ENLARGED VIEW LOOKING SOUTH WEST AT PODIUM

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No.	DESCRIPTION	DATE
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4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS: YYY-MM-DD

 <p>ARCHITECT SEAL: RODERICK+LAHEY LICENCE 4375</p>	<p>NORTH ARROW:</p>  <p>TRUE NORTH</p>
--	---

CLIENT:

MASTERCRAFT STARWOOD
Investment Builders Since 1951



ARCHITECT:

rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:

3D VIEWS

DRAWN: Author	CHECKED: Checker
SCALE:	SHEET No: 9
PROJECT No: 2222	Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189)mm
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VIEW LOOKING WEST ACROSS DUFORD DRIVE



VIEW LOOKING NORTH EAST FROM DUFORD DRIVE

No.	DESCRIPTION	DATE
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
RODERICK LAHEY LICENCE 4375	TRUE NORTH

CLIENT:

MASTERCRAFT STARWOOD
Investment Builders Since 1951

ARCHITECT:

rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:

3030 ST. JOSEPH BLVD.

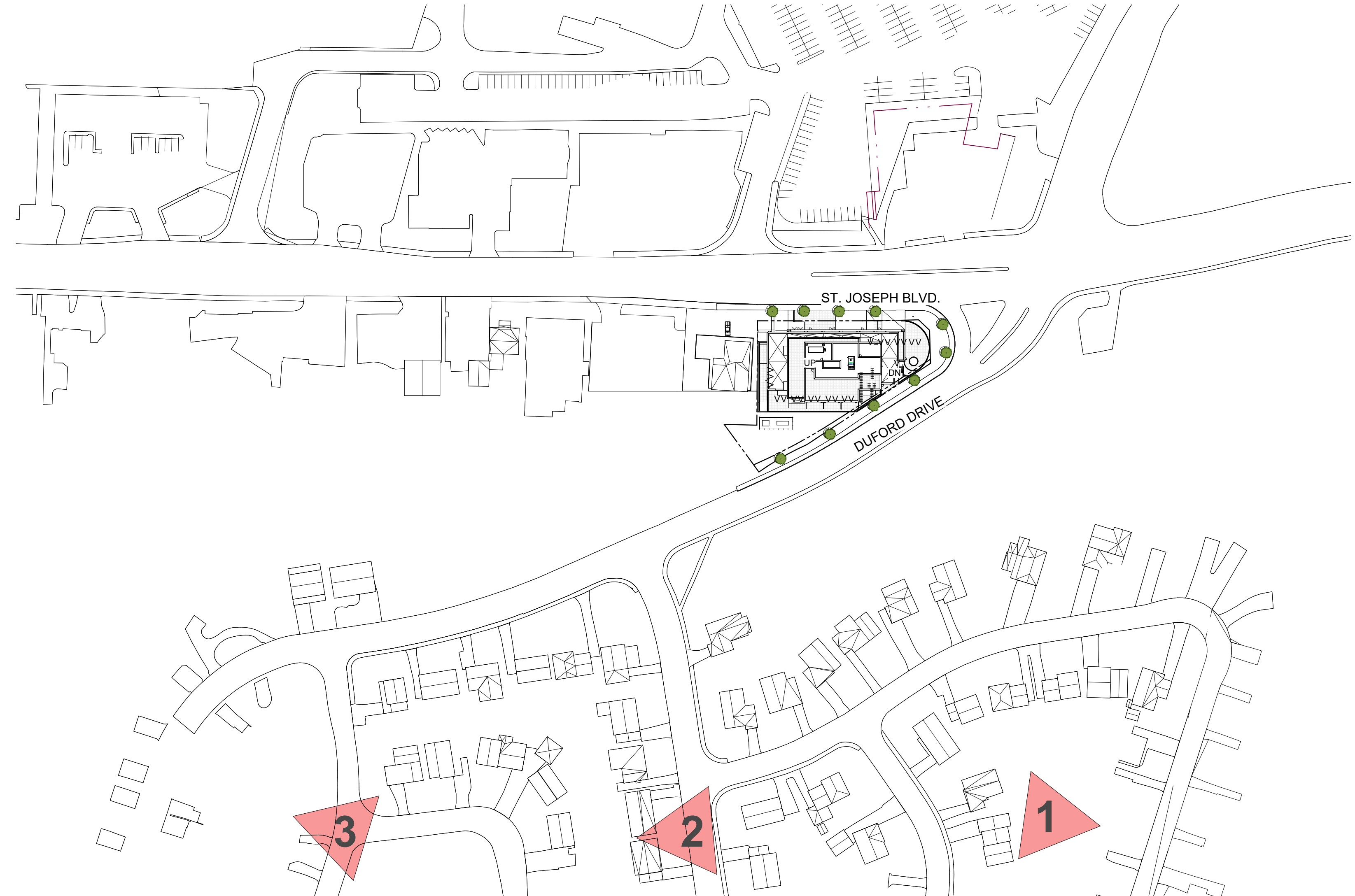
OTTAWA, ON. K1E 1E2

SHEET TITLE:

3D VIEWS LOOKING FROM BACK

DRAWN: S.S	CHECKED: R.V
SCALE:	SHEET No:
PROJECT No: 2222	10 Plan No.: # 19036

PAPER SIZE: ISO Full (841x1189) Plot Date: 24/03/2024 5:05:54 PM



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4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

No.	DESCRIPTION	DATE

ARCHITECT SEAL: NORTH ARROW: TRUE NORTH

CLIENT: **MASTERCRAFT STARWOOD**
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ARCHITECT: **rla/architecture**
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

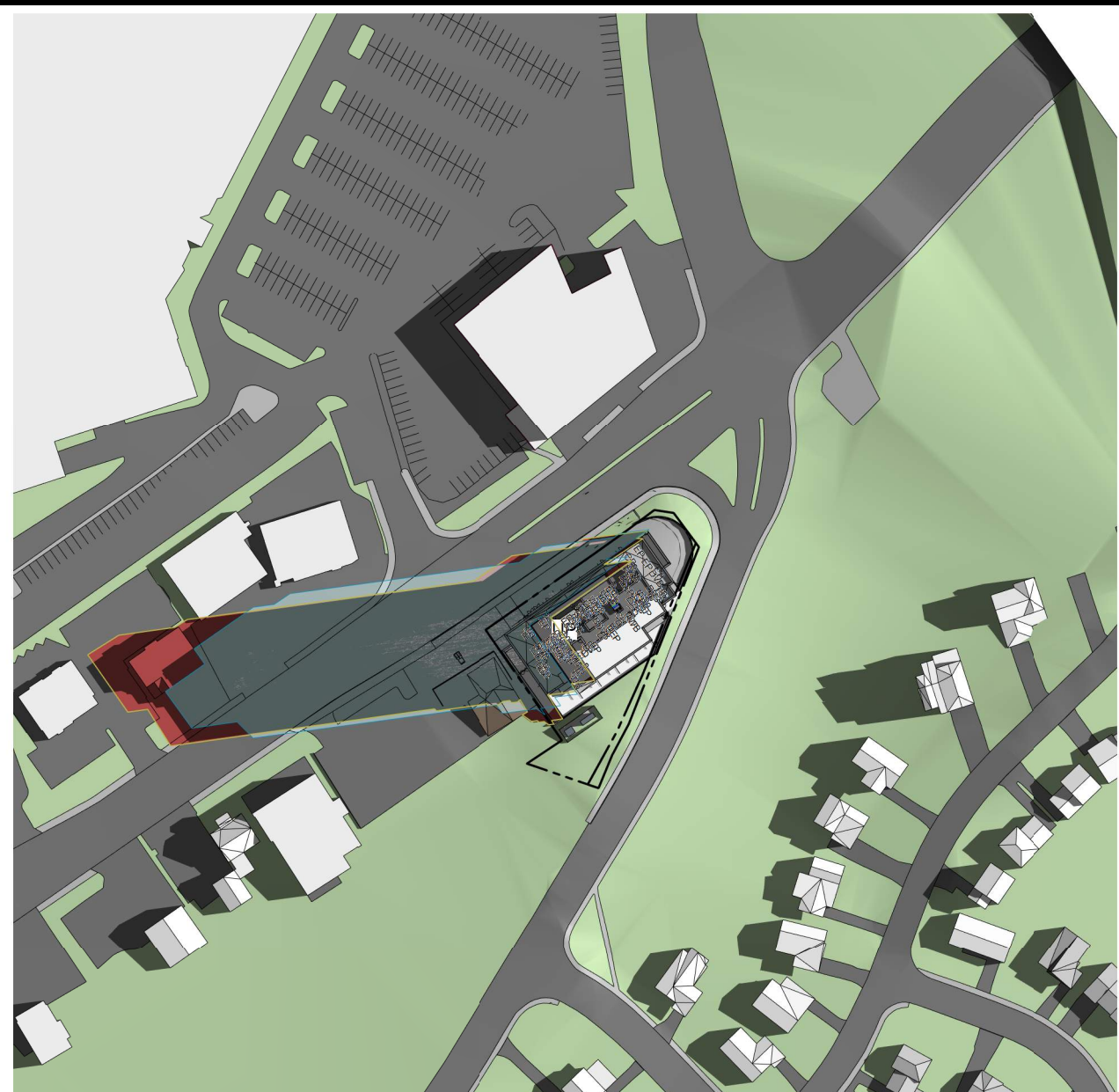
OTTAWA, ON. K1E 1E2

SHEET TITLE:
3D VIEW FROM THE TOP OF THE HILL

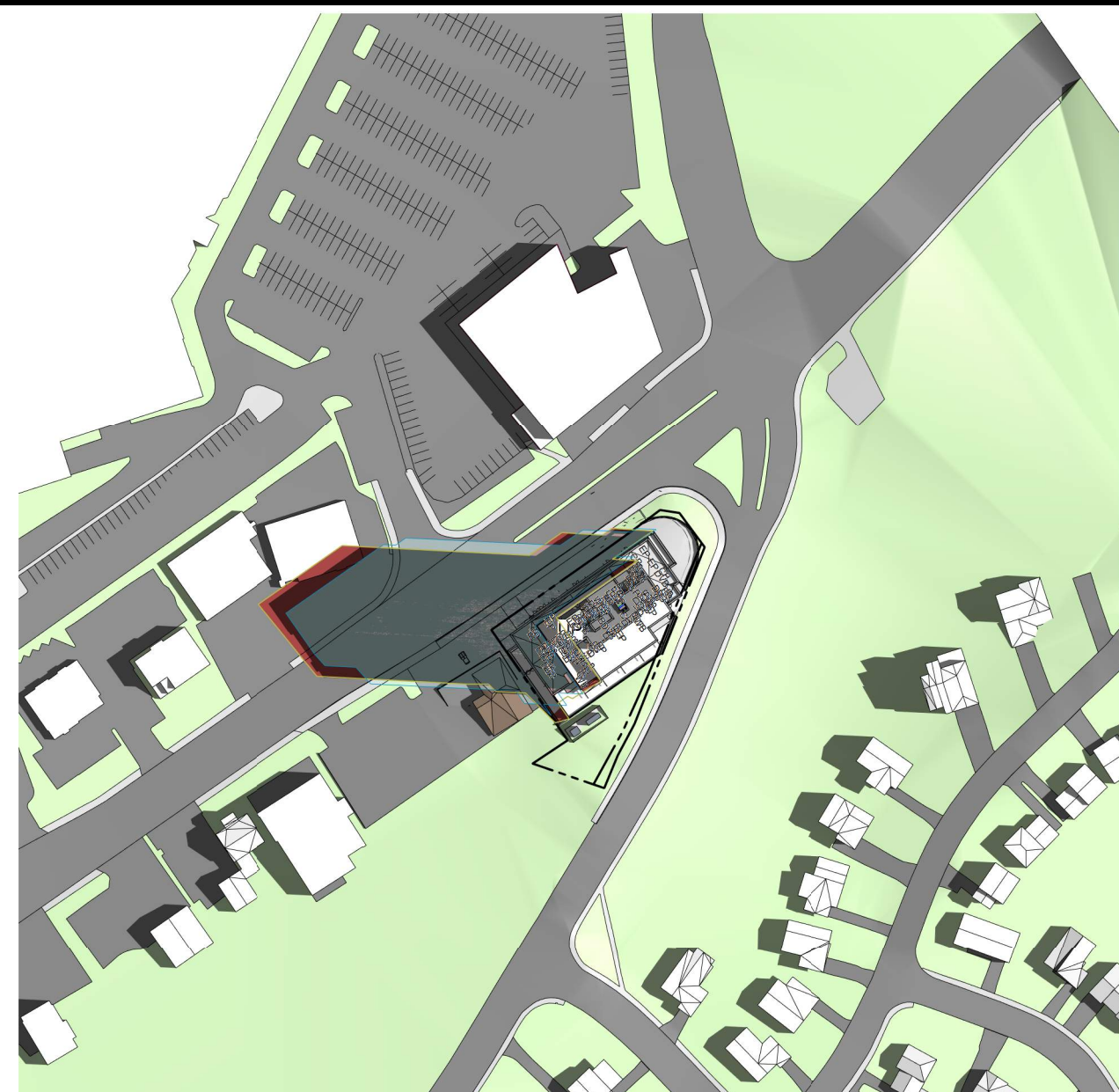
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SCALE: 1 : 1200	SHEET No: 11
PROJECT No: 2222	Plan No.: # 19036

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TEST TIME: JUNE 21 DST



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9:00 AM



10:00 AM



11:00 AM



12:00 PM



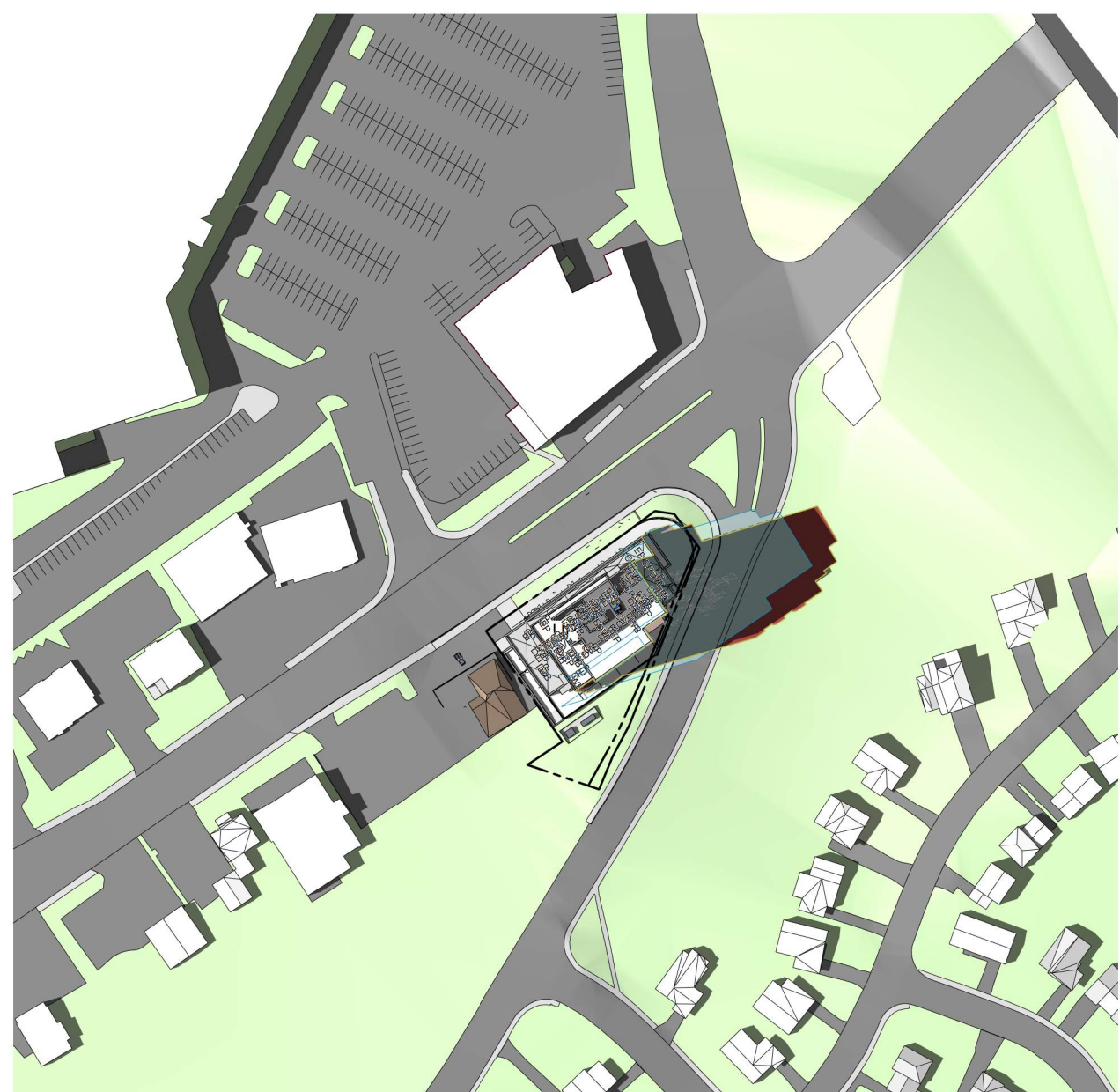
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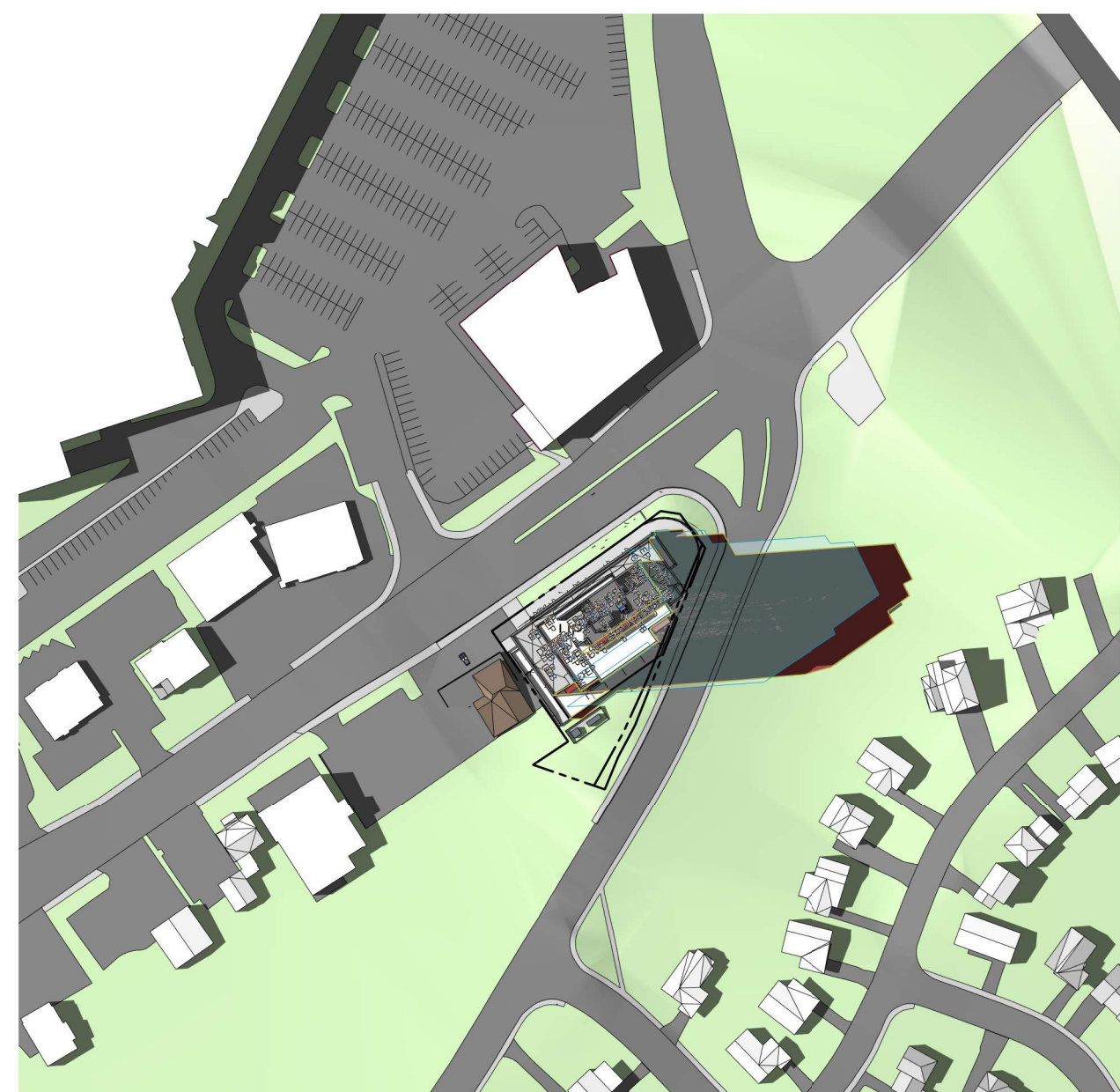
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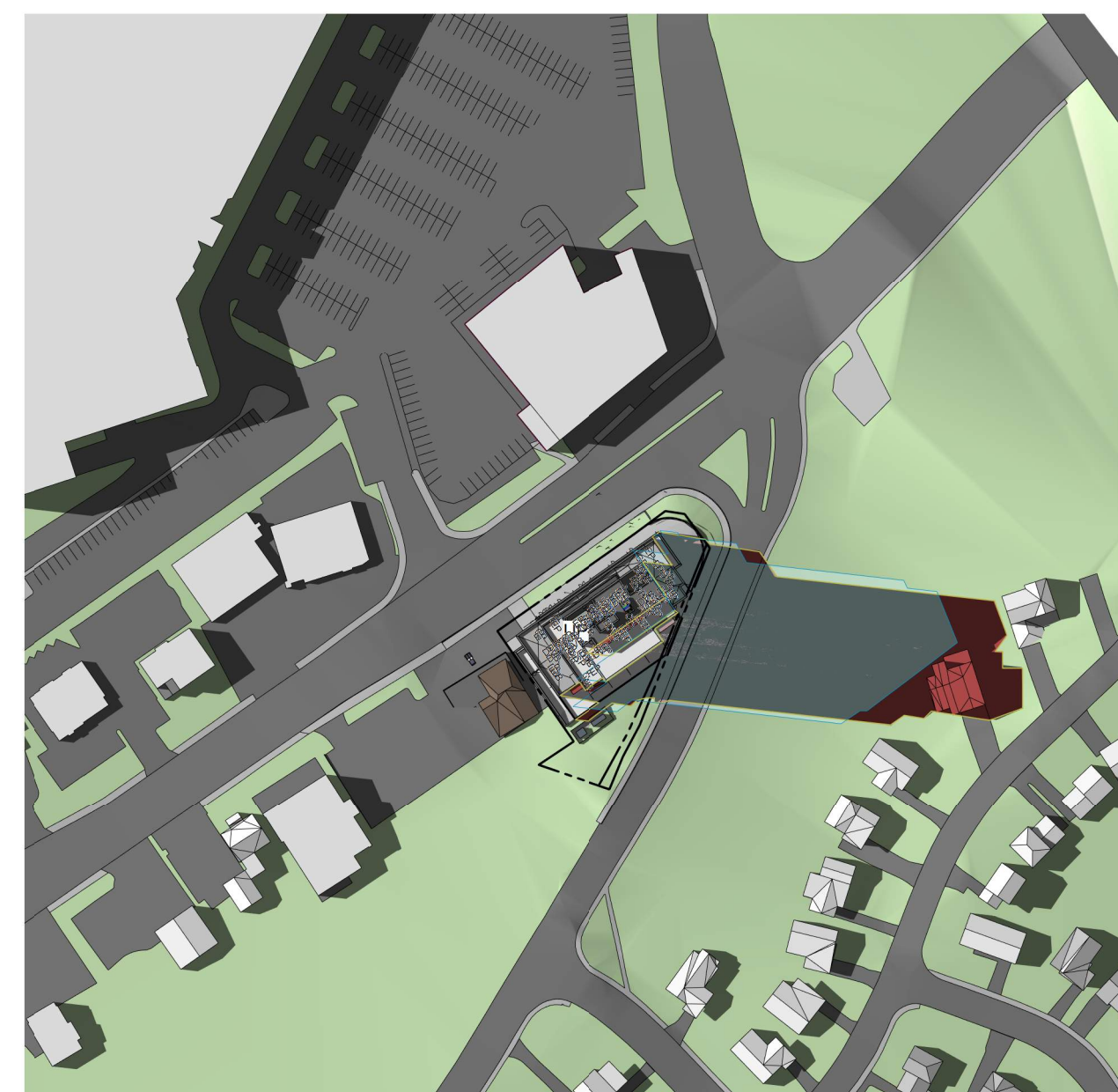
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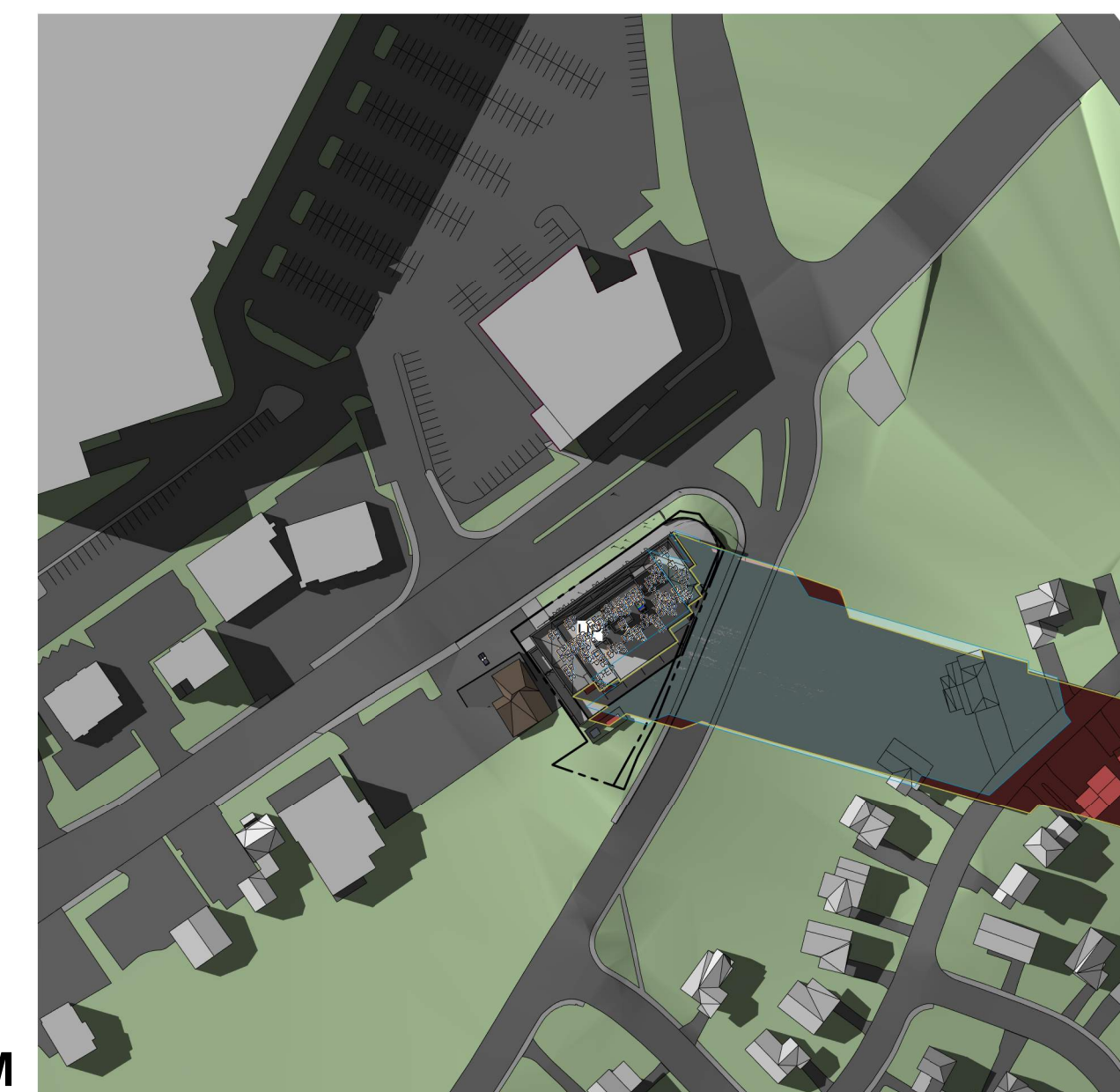
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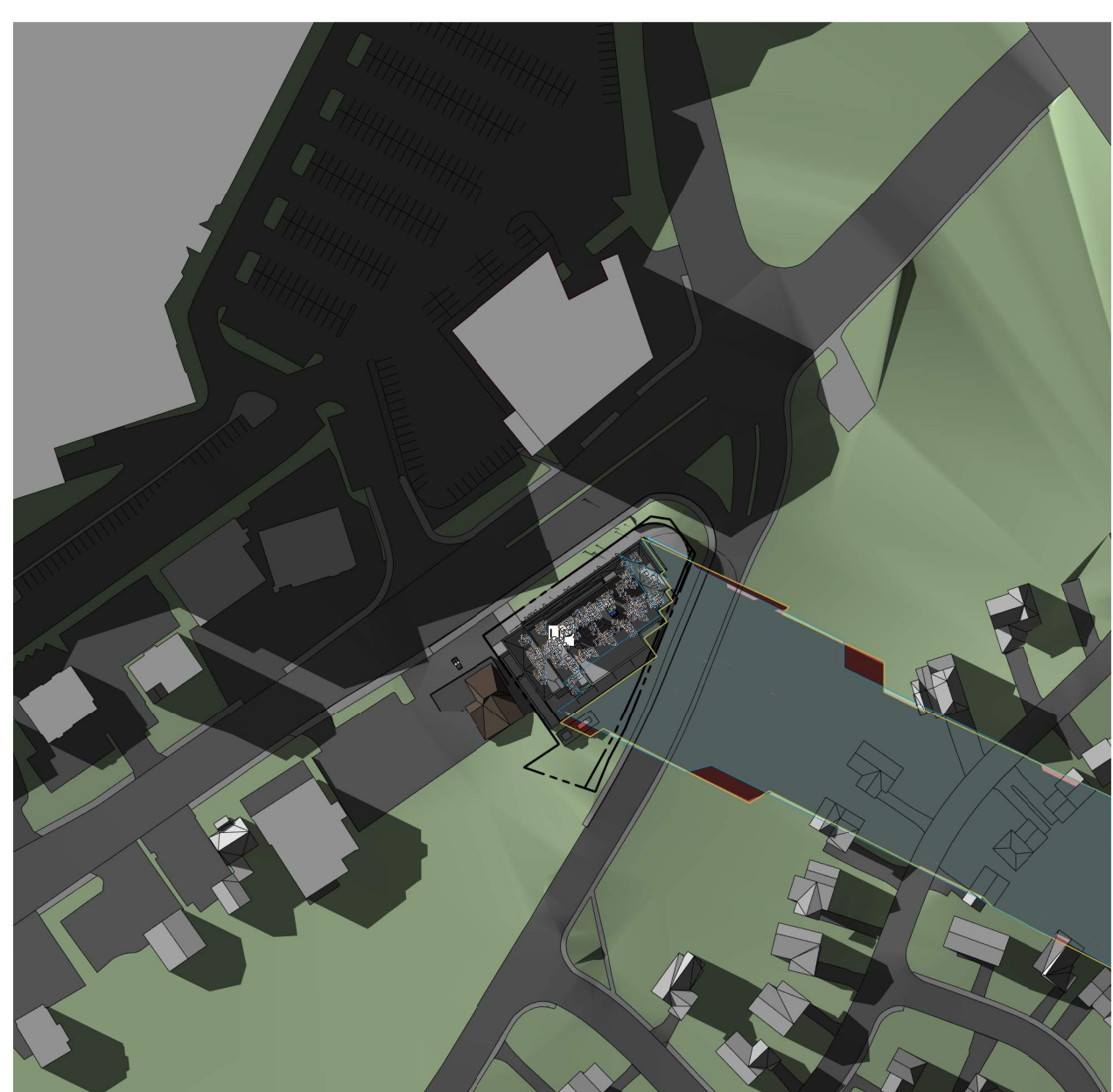
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6:00 PM



7:00 PM




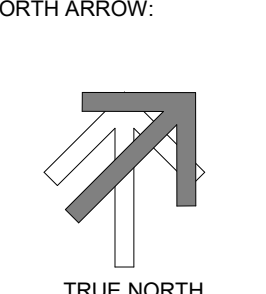
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No.	DESCRIPTION	YYYY-MM-DD
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4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

ARCHITECT SEAL:	NORTH ARROW:
	
RODERICK-LAHEY ARCHITECTS LICENCE #475	TRUE NORTH

CLIENT:
MASTERCRAFT STARWOOD
Investment Builders Since 1951









ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

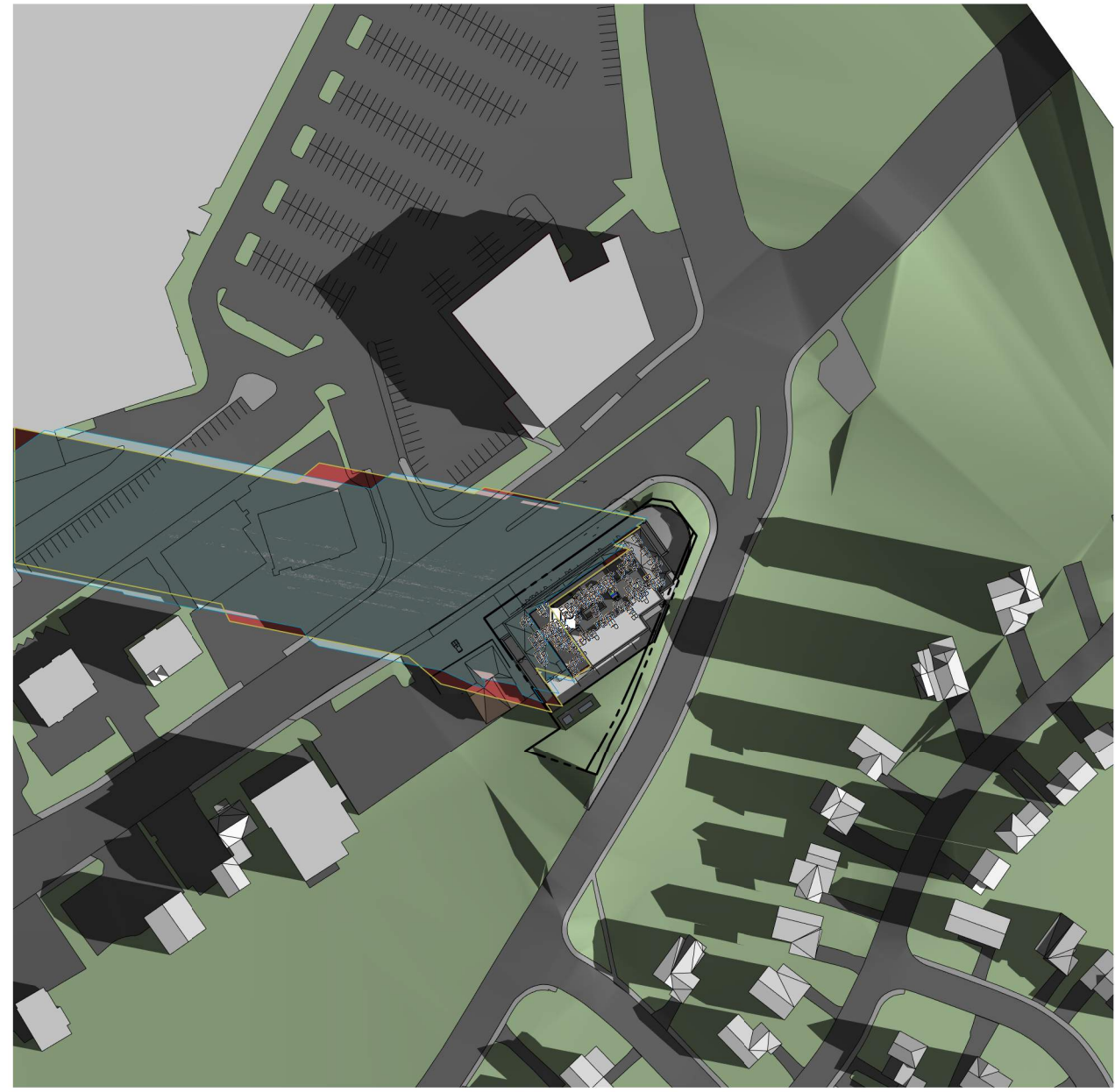
SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 12
PROJECT No: 2222	Plan No.: # 19036

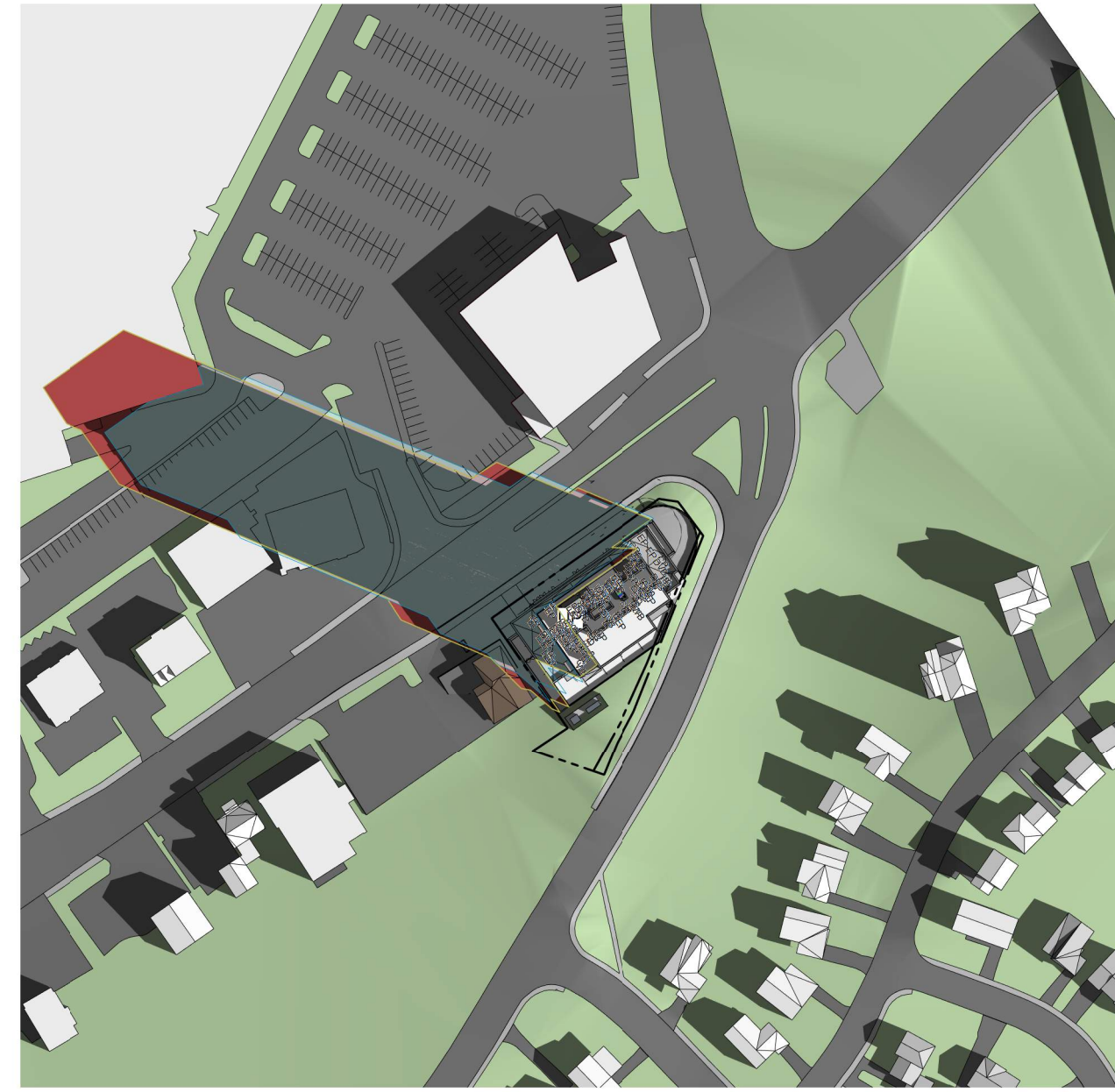
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-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

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PLOT DATE: 24/06/2024 5:50:21 PM

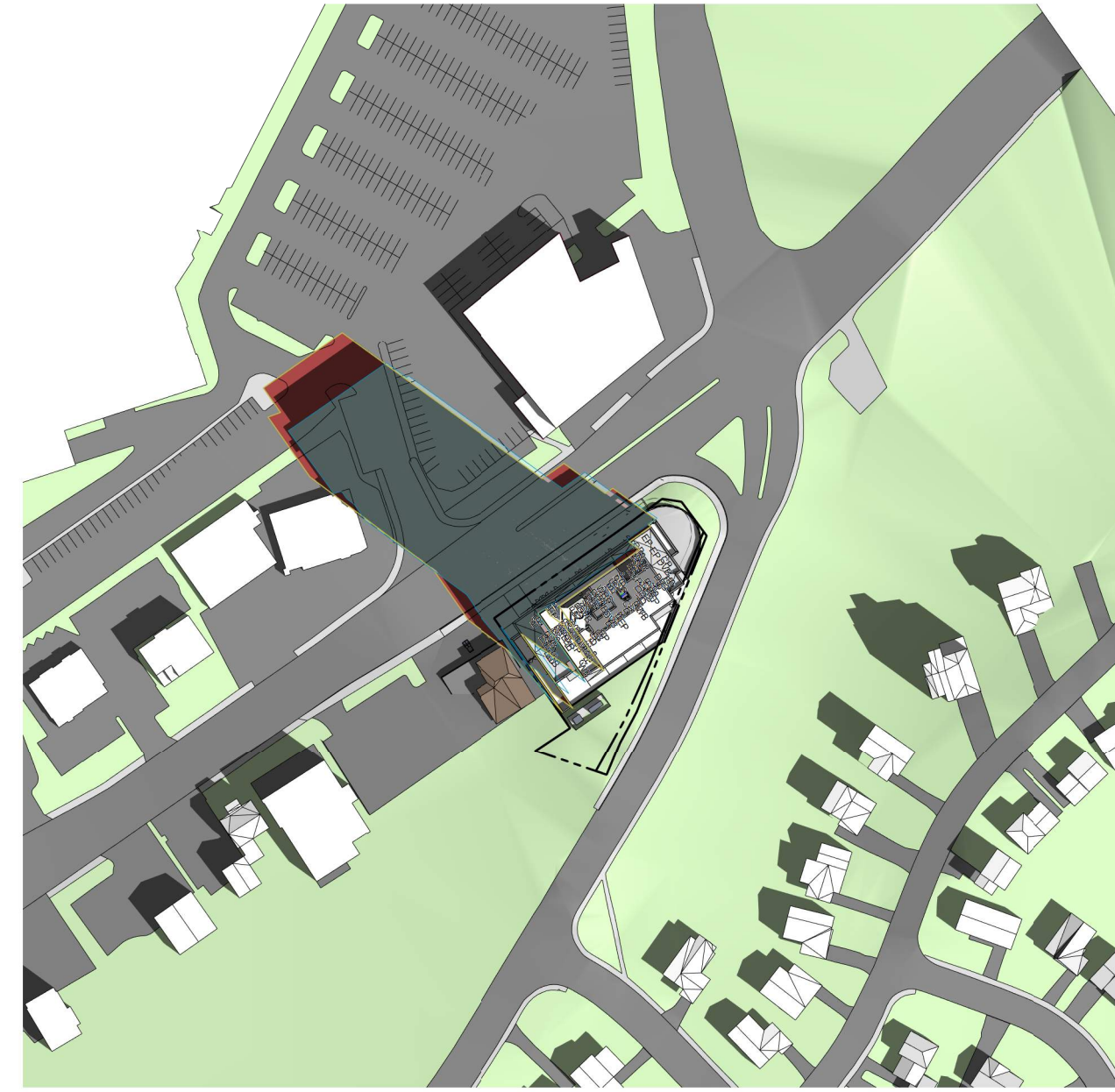
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8:00 AM



9:00 AM



10:00 AM



11:00 AM



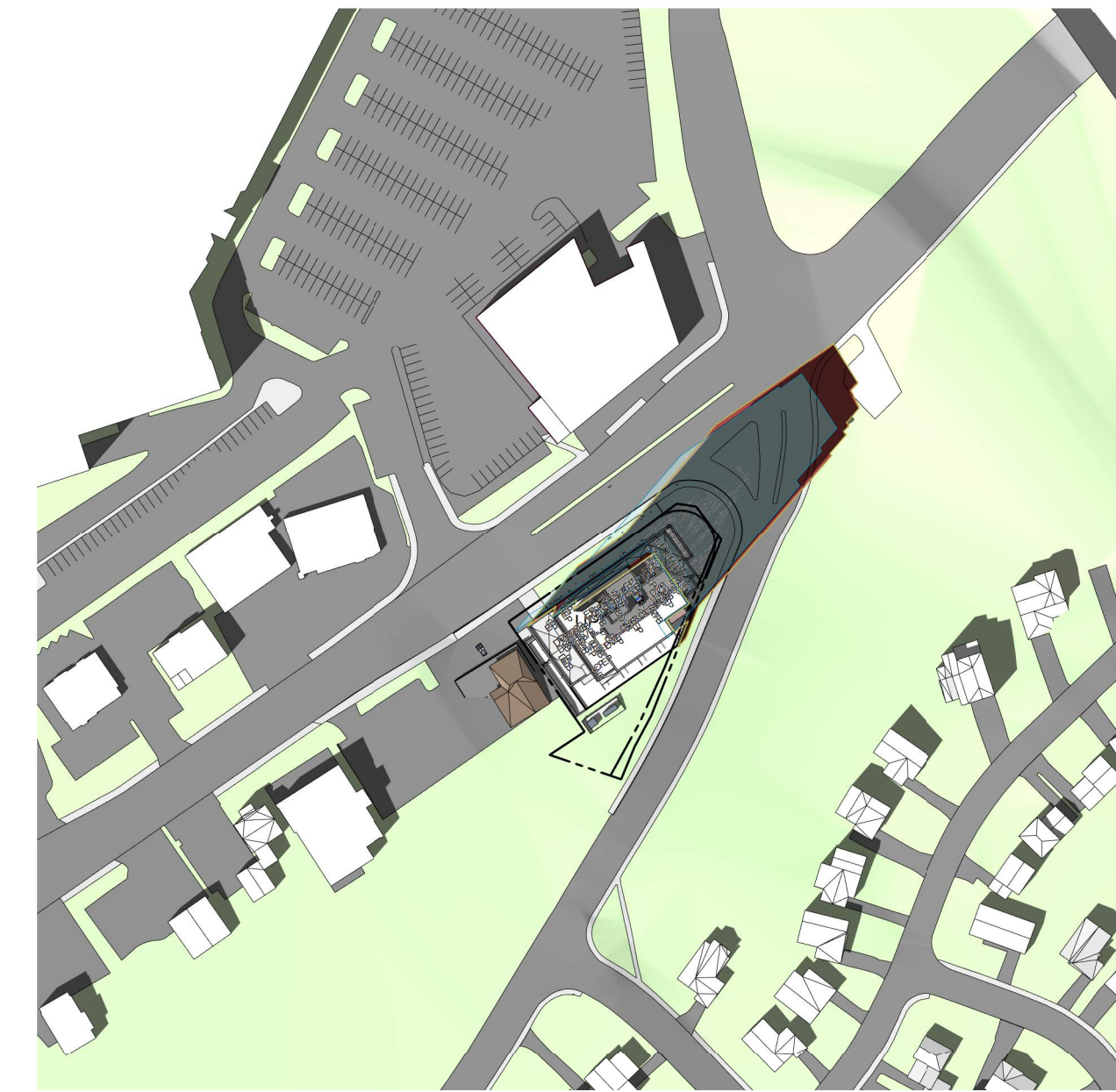
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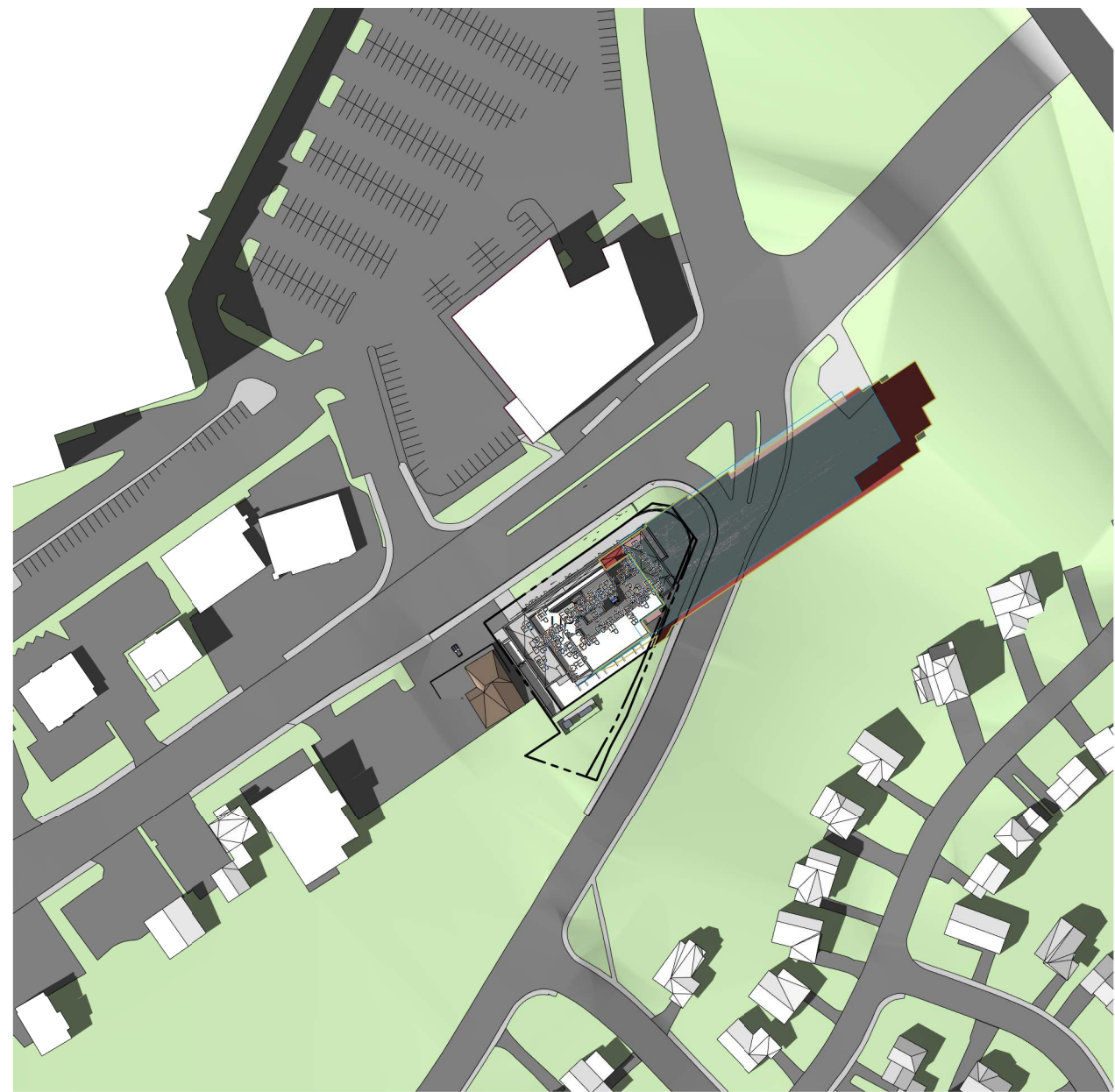
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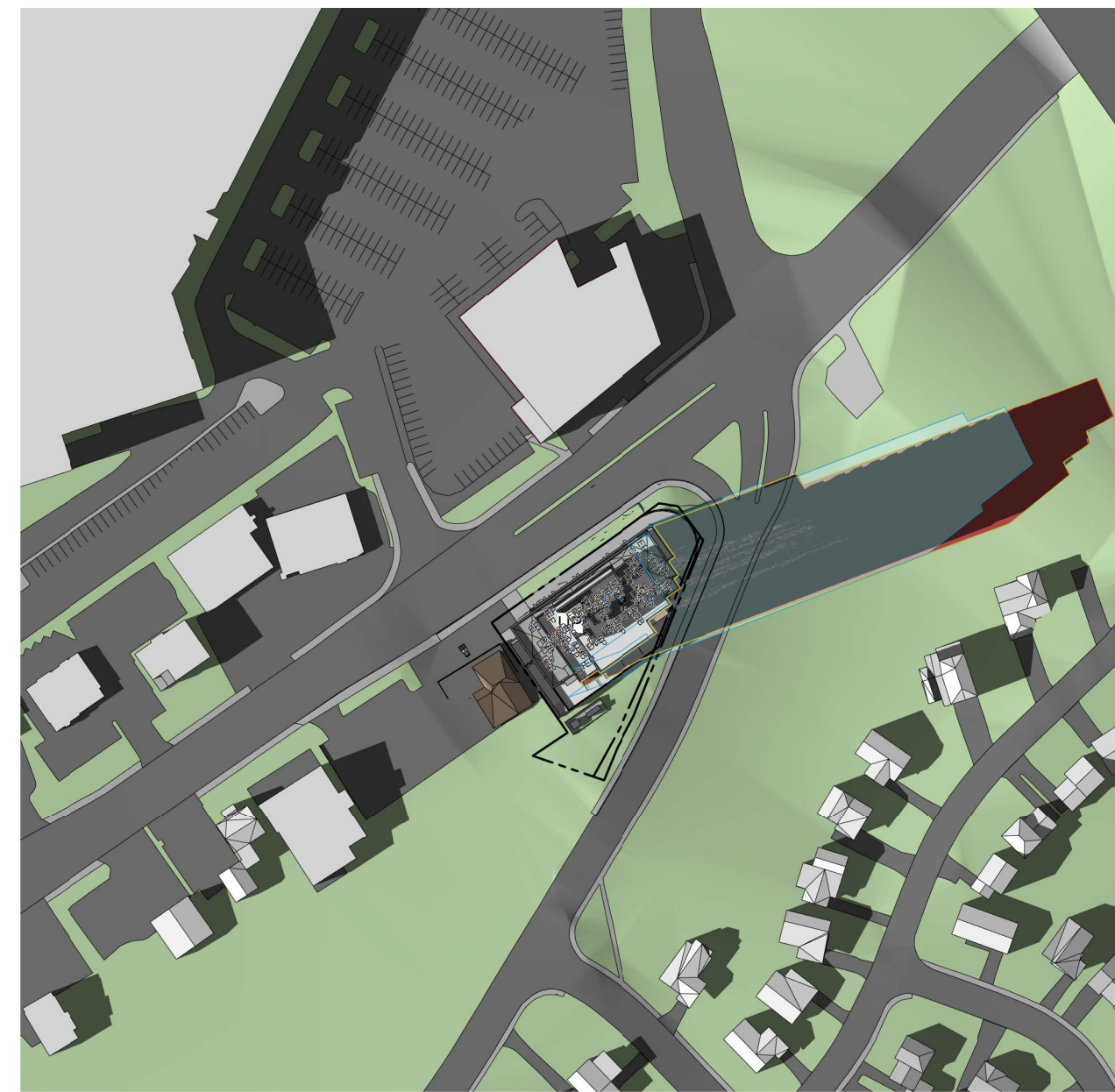
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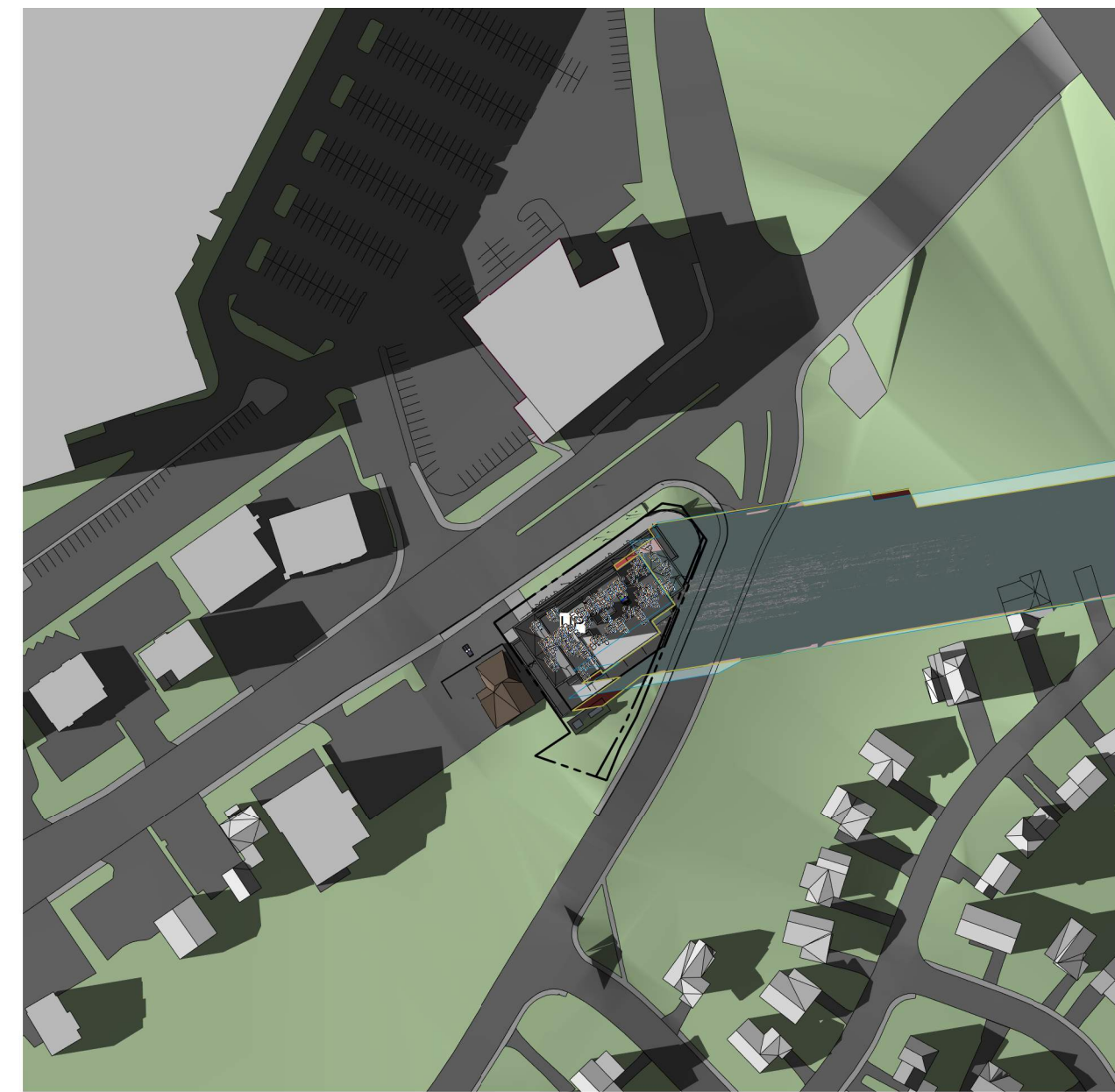
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5:00 PM



6:00 PM


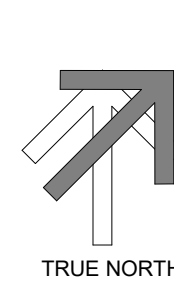
-  Proposed Shadow Outline
-  As of Right Shadow Outline
-  Traditional Main Street
-  Proposed Development
-  Public Spaces
-  Communal Amenity Areas
-  New Net Shadow

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No.	DESCRIPTION	YYYY-MM-DD
5	OPA, ZBLA AND SPC REVISION R01	2024-03-15
4	ISSUED FOR UDRP	2023-11-16
1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

	<p>NORTH ARROW:</p>  <p>TRUE NORTH</p>
---	---

CLIENT:
MASTERCRAFT STARWOOD
Investment Builders Since 1951


ARCHITECT:
rla/architecture
56 Beech Street, Ottawa, Ontario K1S 3J6
t.613.724.9932 f.613.724.1209 www.rodericklalley.ca

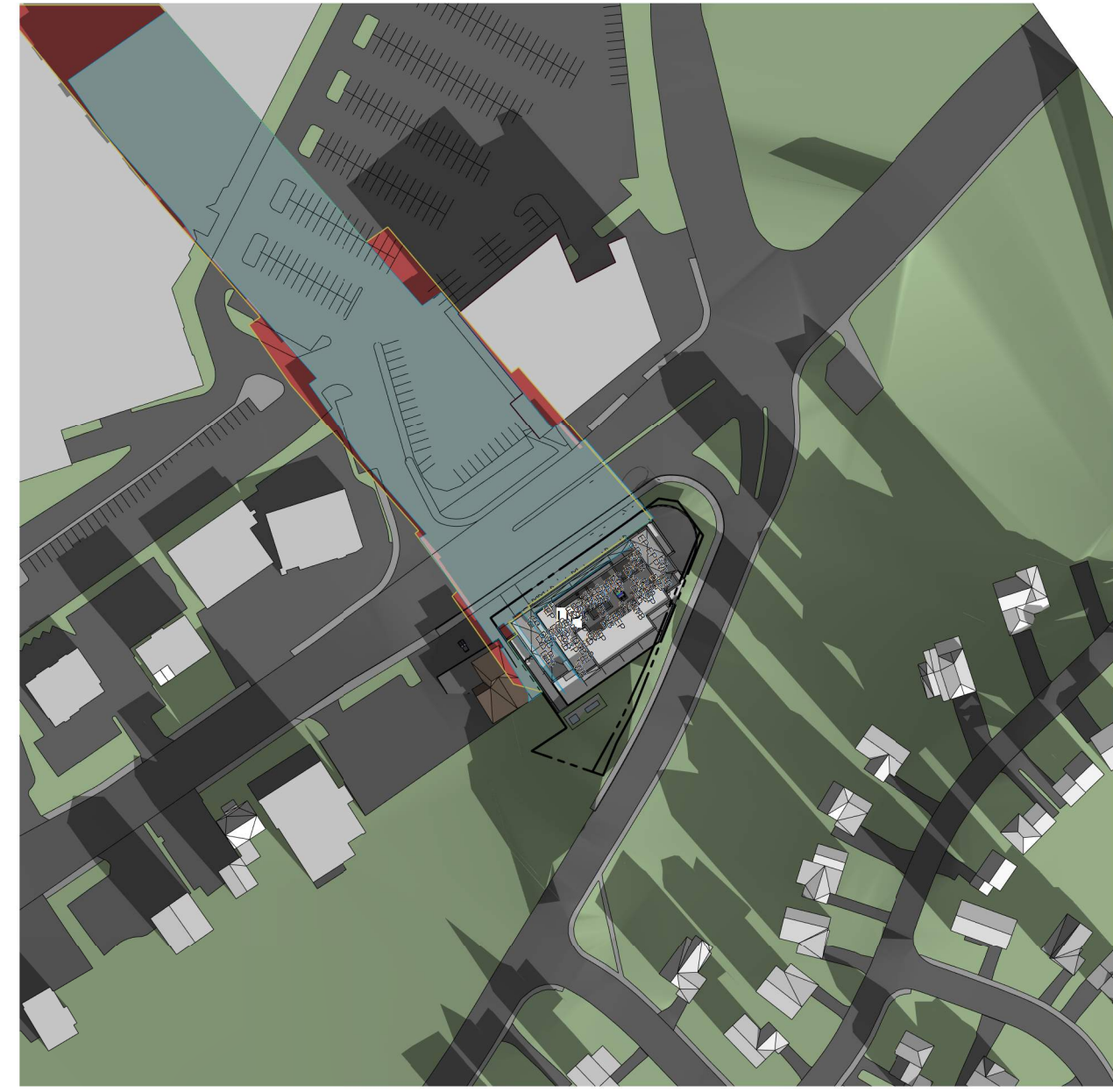
PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

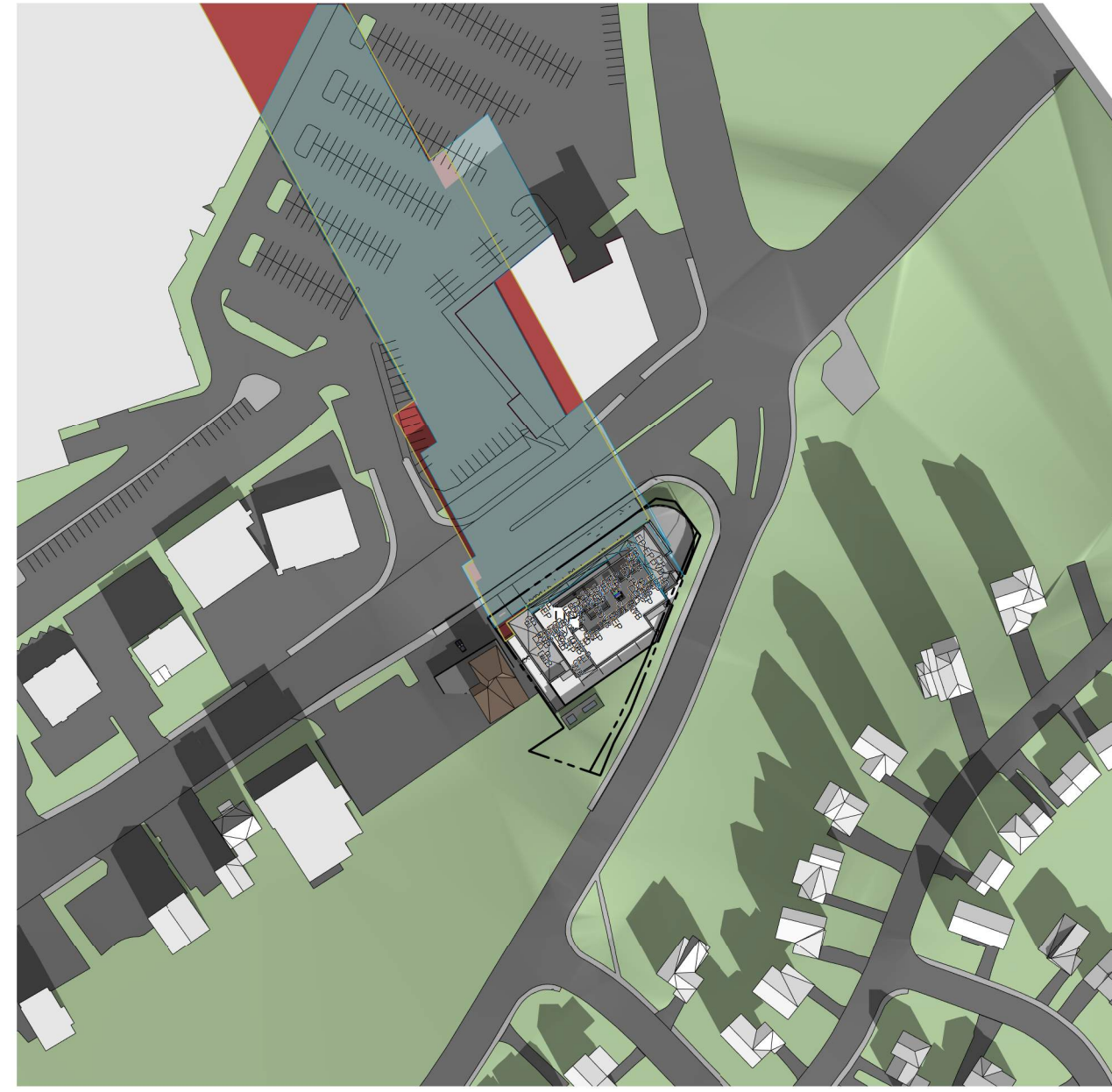
SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
SCALE: 1 : 2000	SHEET No: 13
PROJECT No: 2222	Plan No.: # 19036

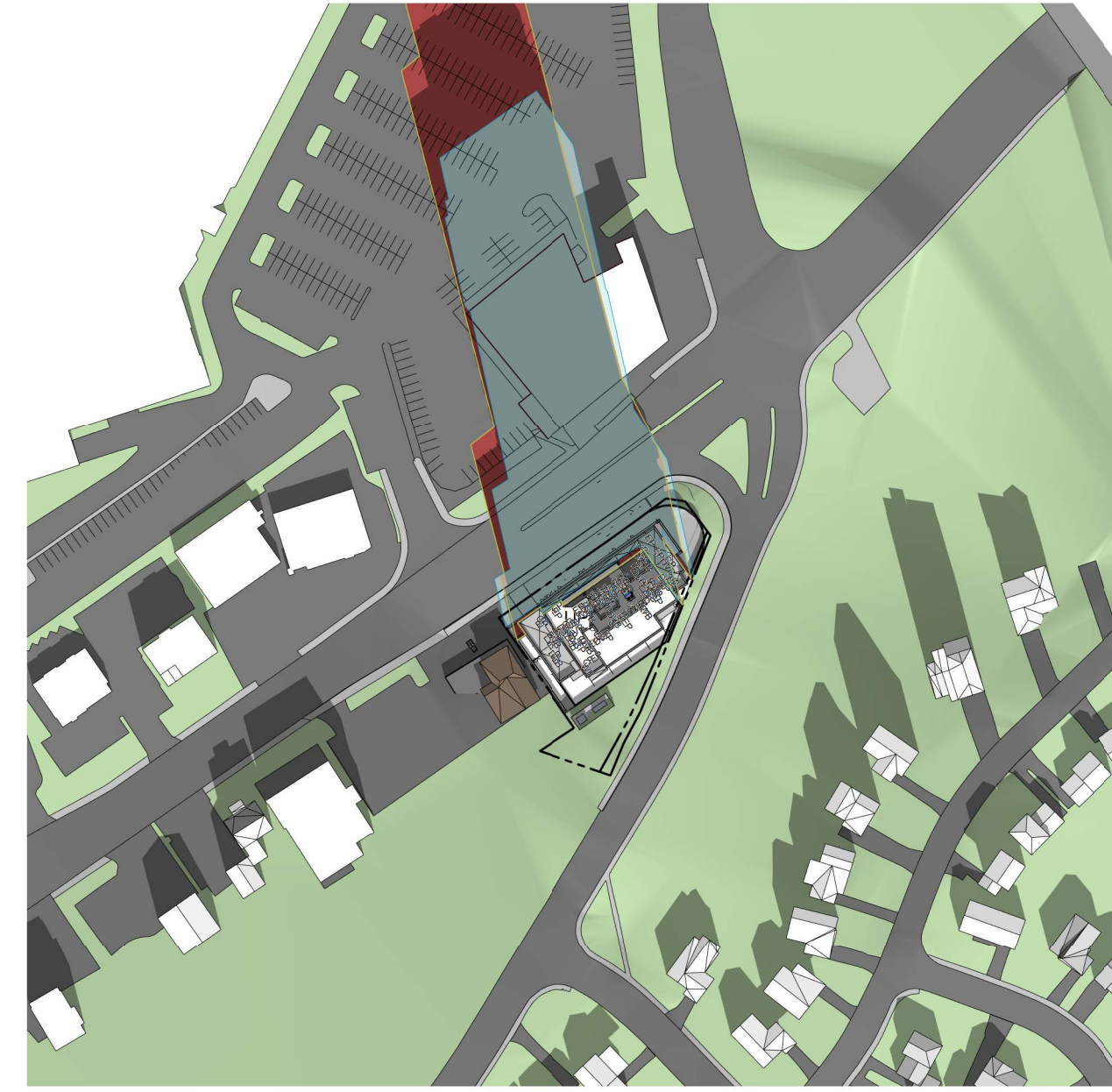
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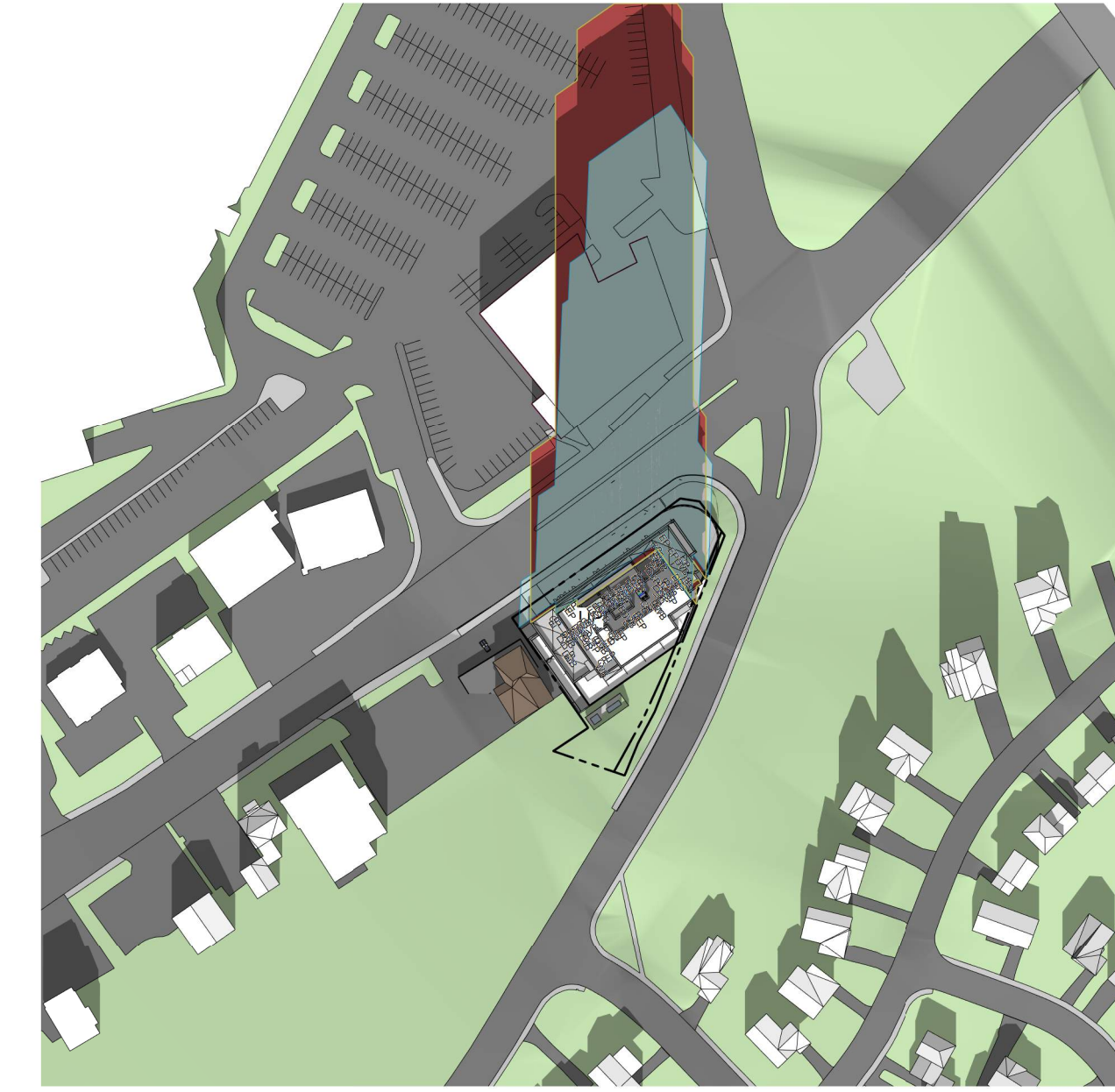
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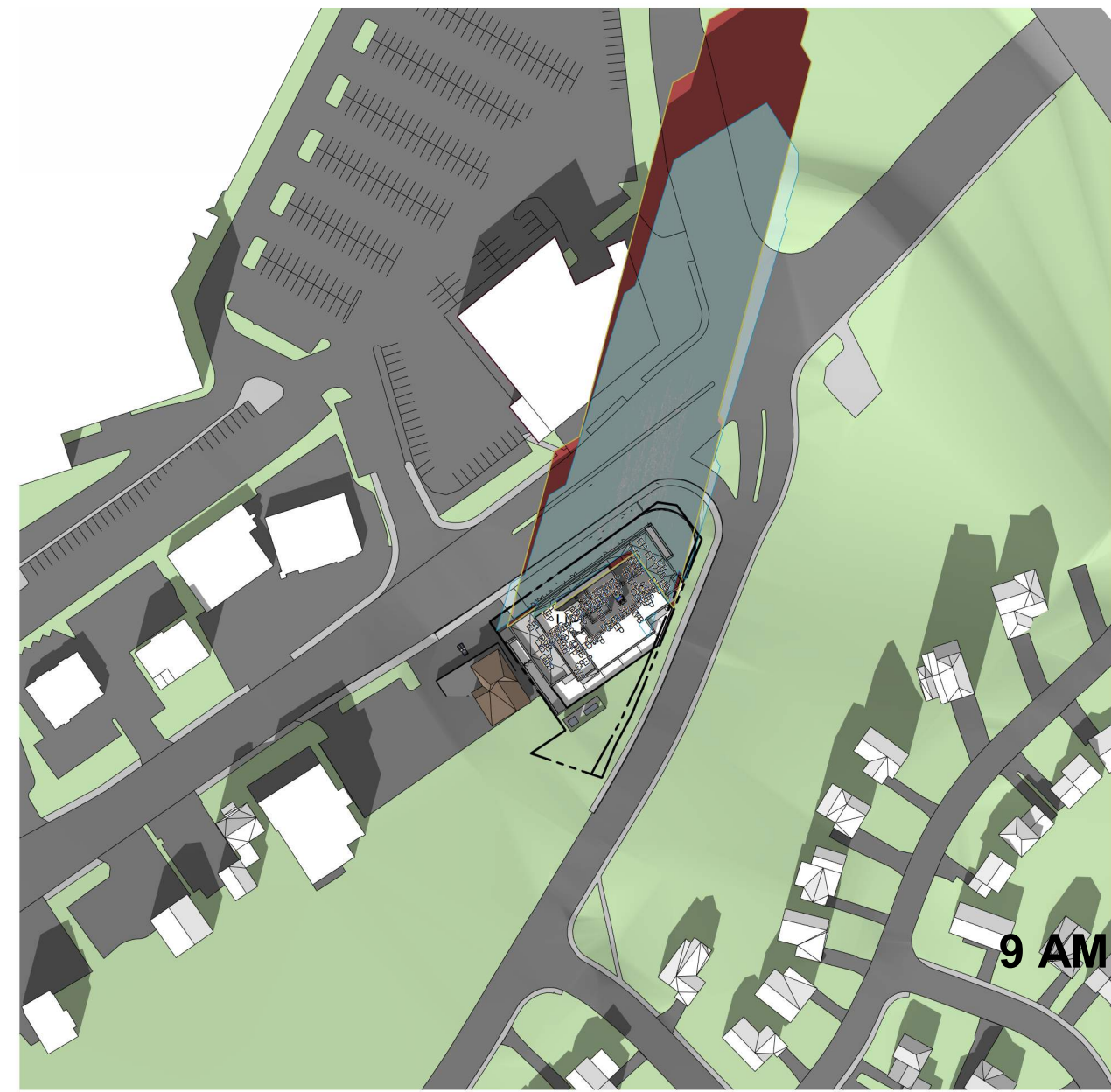
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11 AM

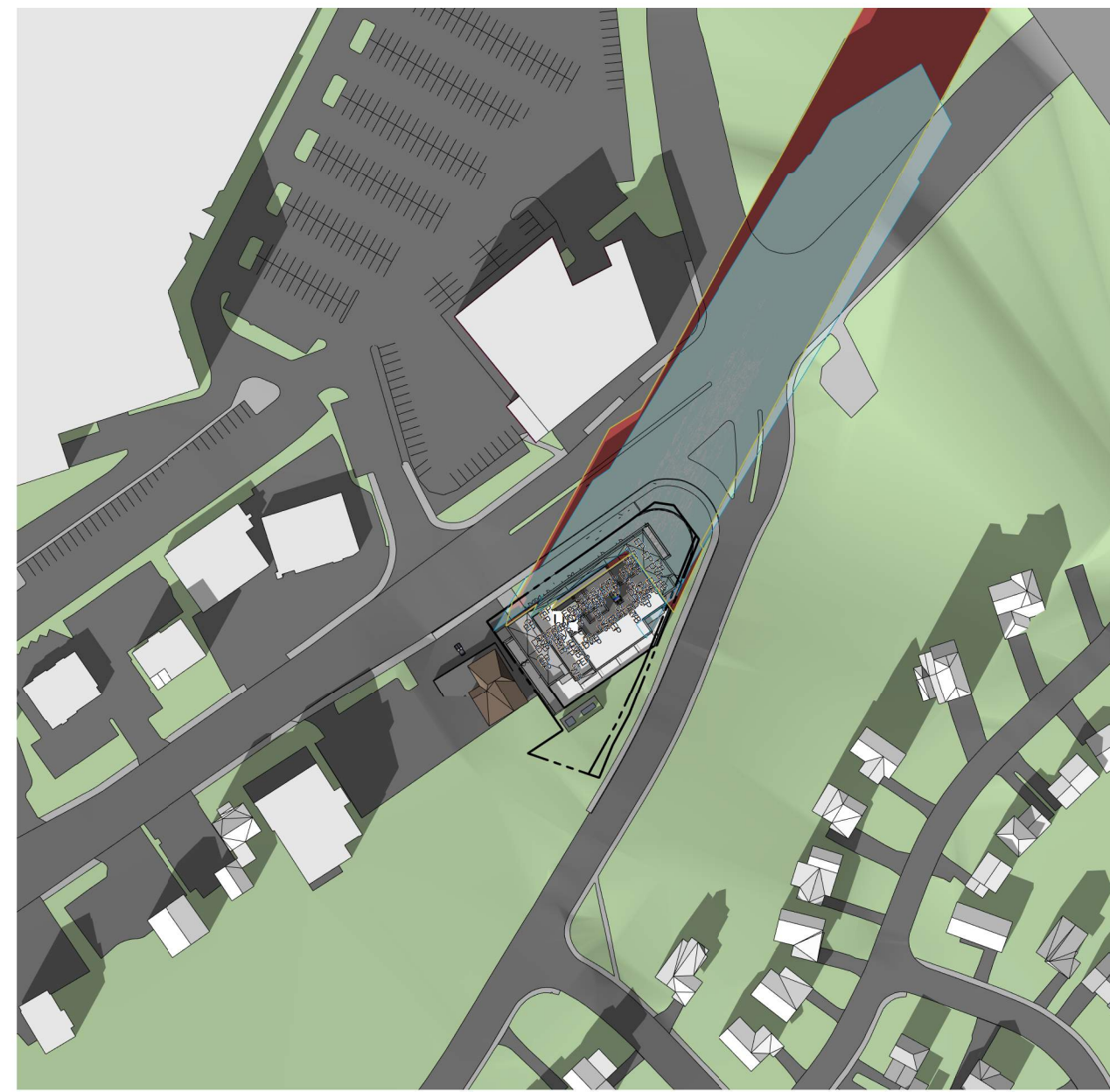


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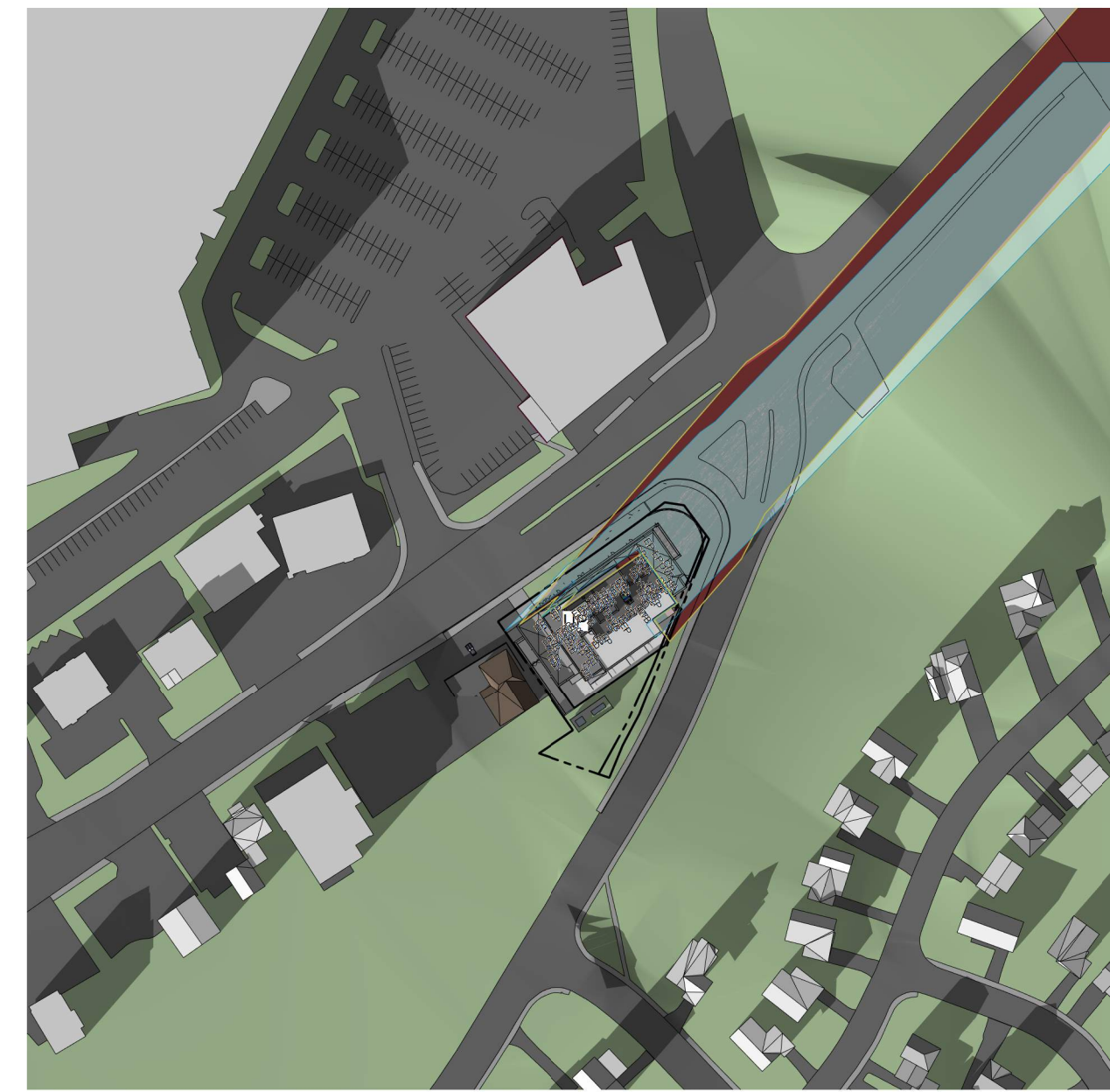


9 AM








1 PM



2 PM



3 PM

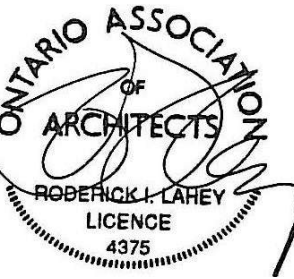
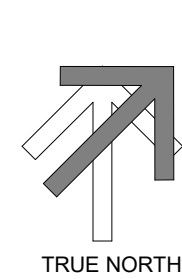
-  Proposed Shadow Outline
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1	ISSUED FOR OPA, ZBLA AND SPC APPLICATION	2023-06-09

REVISIONS:

ARCHITECT SEAL: 	NORTH ARROW: 
--	---

CLIENT:
MASTERCRAFT STARWOOD
 Investment Builders Since 1951


ARCHITECT:
rla/architecture
 56 Beech Street, Ottawa, Ontario K1S 3J6
 t.613.724.9932 f.613.724.1209 www.rodericklahey.ca

PROJECT TITLE:
3030 ST. JOSEPH BLVD.

OTTAWA, ON. K1E 1E2

SHEET TITLE:
SUNSHADE ANALYSIS

DRAWN: S.S	CHECKED: R.V
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SCALE: 1 : 2000	SHEET No.:
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PROJECT No: 2222	14 Plan No.: # 19036
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